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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 372
January 26, 1994
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB
Robert Noelke, Housing Inspector, CED

Item No.	Page No.	Case No.	Property Address
ABATEMENT APPEALS:			
1.	1 - 3	6506	1030 Bravant Street James Dixon c/o Patrick Buscovich
2.	4 - 6	6507	1326 - 9th Avenue Khoury Zaki & Grace
3.	7 - 9	6508	2046-2048 Golden Gate Avenue Jeremy G. Sommer
ABATEMENT APPEALS, CONTINUED HEARING			
4.	10 - 20	6505	1145 Hayes Street Hoy & Lurenia Henderson c/o Deborah Gellermann
FRANCHISE TAX BOARD HEARINGS:			
5.	21 - 23	3389	962-968 Greenwich Street Richard Chen
6.	24 - 26	3390	1124-1126 Page Street Elms Grant c/o Lawrence J. Chazen
7.	27 - 29	3391	330-332 Eureka Street Mathew B. Levy
8.	30 - 32	3392	251-255 Oak Street Michael J. Shane
9.	33 - 35	3393	178 Prague Street Dino & Spiro Zografos

3 1223 04591 1600

10.	36 - 38	3394	2554 - 15th Avenue Jack Jair
11.	39 - 41	3395	432-462 Powell Street BA Properties Inc. c/o William J. Ward (BA) c/o Edgar Elliott (KimCo)

FRANCHISE TAX BOARD CONTINUED HEARINGS:

12.	42 - 47	3363	1255 16th Avenue Alfredo & Engracia Lagman c/o Richard M. Grabstein, Esq.
13.	48 - 51	3370	240 Ocean Avenue James D. Walsh
14.	52 - 56	3375	3957 23rd Street Lois H. Hirsch
15.	57 - 60	3381	14 Roemer Way Josefa R. Carroll
16.	61 - 63	3386	14-18 Woodward Street Bayani M. Miranda

FRANCHISE TAX BOARD REHEARING

17.	64 - 68(F)	3360	2690 45th Avenue Shawn McGrew

E-n-d.

/ml

cc: AAB Members
Superintendent, BBI
Assistant Superintendent, HID, BBI
Assistant Superintendent, C.I.Program, BBI
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
Public Library, c/o Jerry Roth
CED Record Clerk
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Board of Permit Appeals, City Hall, Rm. 159A
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy at City Hall

5 46524 SFPL: ECONO JRS
82 SFPL 05/11/01 62

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Dixon, James W.
c/o Roberts Corned Meats Inc.
1030 Bryant Street
San Francisco, CA 94103

Date: January 5, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superincendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1030 Bryant St.

BLOCK 3757 LOT 027

APPEAL NO. 6506 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/8/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94103

* Original Notice of Hearing was sent to Appellant and a copy is sent to Appellant's agent.

PCD 215 (Rev. 9/87)

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File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. ~~554-8742~~ 558-6454
FILING FEE: $56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Patrick Buscovich
Appellant

Appeal Number 6506

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/25/93.

(2) The affected premises are located at 1030 Bryant, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I am appealing the Director's order to complete the parapet bracing in 90 days. Attach is BBI Code Ruling allowing parapet work to be defered until the full seismic work is required.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Based upon the BBI Code Ruling, I had asked that I be granted a 30 day continuance from the 8/25/93 director hearing. Due to a miscommunication between Jeff Ma & John Green I was not granted this continuance. I now ask that the abatement appeal board allow me to use the new BBI Code Ruling alowing parapet bracing to be defered.
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
Patrick Buscovich Structural Engineer
1031 Post Street, San Francisco
Tel. No.

Date 9/23

Signature (Print Name Below)
Patrick Buscovich

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

cc Jim Dixon 621-2624 FAX 621-2963

City and County of San Francisco

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F430544
SFCC-PUBLIC WORKS
Tuesday, September 07, 1993 12:08:52PM
TOTAL ->
REEL F958 IMAGE 0327

HOUSING INSPECTION DIVISION

DATE: 09/03/93
PROPERTY ADDRESS:
1030 BRYANT ST
BLOCK: 3757 LOT: 027
SEQ: 01 CASE: PPO

DIXON JAMES W
% ROBERTS CORNED MEATS INC
1030 BRYANT ST
SAN FRANCISCO CA 94103

OWNER'S NAME:
DIXON JAMES W

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 163289

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/25/93 in accordance with the DPW HEARING ORDER NO. 162229.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/21/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/25/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

3

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Khoury Zaki & Grace

2 ST Mark CT.
Daly City, CA 94015

Date: January 5, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1326 9th Avenue

BLOCK 1763 LOT 036-A

APPEAL NO. 6507 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/04/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

(4)

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ ~~54.60~~ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL OF ASSESSMENT OF ABATEMENT COSTS

Appellant: Khoury Zaki & Grace

Appeal Number: 6507

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1326 9th Ave, San Francisco. They contain Store ~~dwelling units and rooming units.~~ only

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Business location at the above address closed down it took a while to be able to get keys to access the premisses.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

We have good intenssion to correct the Plumbing Proble for the Rot Rain drains. that we have recieved keys to the building we will have a licensed Plumber to fix it

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Zaki Khoury.

(5) The official address of the undersigned is:

~~1326 9th Ave~~, 2 Saint mark Ct.
~~S.F.~~ Daly City Ca
Tel. No. 415 991-3867

Dated: 10/4/93

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

Abatement Appeals Board (AAB)
1390 Market St, Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ ~~54.60~~ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL OF ASSESSMENT OF ABATEMENT COSTS

Appellant: Khoury Zaki & Grace

Appeal Number: 6507

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1326 9th Ave, San Francisco. They contain Store ~~dwelling units and rooming units.~~ only

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Business location at the above address closed down it took a while to be able to get keys to access the premisses.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

We have good extension to correct the Plumbing Proble for the Rot Rain drains. that we have recieved keys to the building we will have a licensed Plumber to fix it

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Zaki Khoury.

(5) The official address of the undersigned is:

~~1326 9th Ave~~, 2 Saint market Ct.
~~S.F.~~ Daly City Ca
Tel. No. 415 991-3867

Dated: 10/4/93

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Sommer, Jermy G.

2046 Golden Gate Avenue
San Francisco, CA 94115

Date: January 5, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2046-2048 Golden Gate Av.

BLOCK 1150 LOT 015

APPEAL NO. 6508 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/13/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

(7)

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St. Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jeremy Sommer
Appellant

Appeal Number 6508

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 1, 1993.

(2) The affected premises are located ~~at~~ XX Behind 2046 Golden Gate Ave., San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The city has stated that the conditions of said structure constitutes a public nuisance under the terms of the building code of the City and County of San Francisco. Said structure is not a nuisance but is a protected form of free speech, as it bears the message: "This is in protest of capricious zoning laws which arbitrarily vary from lot to lot in this city and which deprive owners of the use of their property, the society of adequate housing; the lack of which discourages employers from coming to this community. The downward spiral engendered by these laws will be the destruction of our community."

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Either a building permit should be granted, or all administrative action should cease.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/~~XXXXX~~, (state which) of the premises described in Paragraph (2) above 2046 Golden Gate Ave.

(6) The official address of the undersigned is:

2046 Golden Gate Ave.

San Francisco, Ca. 94115

Tel. No. 929-9241

Date October 11, 1993

Signature (Print Name Below)
(8) Jeremy Sommer

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works

Office of the Director

ADDRESS: 2046-2048 GOLDEN GATE AVENUE

BLOCK: 1150 LOT: 015
SEQ: 01 CASE: BWO

OWNER'S NAME:
SOMMER, JEREMY G.

SOMMER, JEREMY G.
2046 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,335

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 1, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,146. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 28, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant: Henderson, Hoy & Lurenia
Address: 519 10th Avenue
San Francisco, CA 94118

PROPERTY ADDRESS 1145 Hayes St.
BLOCK 0824 LOT 002
HEARING DATE November 24, 1993
APPEAL NUMBER 6505
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

cc: Deborah Gellermann
519 10th Avenue
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

(10)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Henderson Hoy & Lurenia
519 10th Av.
San Francisco, CA 94118

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1145 Hayes St.

BLOCK 0824 LOT 002

APPEAL NO. 6505 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 24, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Deborah Gellermann
519 10th Av.
San Francisco, CA 94118

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

(11)

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Hoy Henderson
Appellant

Appeal Number 6505

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 18, 1993.

(2) The affected premises are located at 1145 Hayes St., San Francisco. They contain 14 dwelling units and Ø rooming units.

*(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The conditions are not as stated in the complaint. The condition are a great improvement, hazards have been removed, not created. The improvements are an enhancement the the property and neighborhood.

It would be appreciated if you would read the attached information and statement to the ABA.

* (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The relief needed is a reversal of the DPW findings. A permit (#9020189) was obtained. All corrections requested by inspectors were done at the time of the job. City inspectors approved the work. Approved Plans did not call for, inspectors did not ask for, we cannot afford requires changes at this time. This 'VIOLATION' is stressful, costly and unjust.

(Attach additional sheet(s) if necessary.) SEE ATTACHED

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent (daughter).

(6) The official address of the undersigned is:

Deborah Gellermann
519 10th Ave
SF 94118 Tel. No. 386-6708 (H) 252-5370 (W)

* This appeal is filed with the hope that you will allow my father (owner) once he is able, to add further details.

Date Sept. 24, 1993

D. G.
Signature (Print Name Below)
(12) Deborah Gellermann

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

FORM

BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

INSPECTION RECORD

APPLICATION NO.: 9020189 PERMIT NO.: 659191 ISSUED:

JOB ADDRESS: 1145 Hayes St. BLOCK: LOT:

NATURE OF WORK:

	INSPECTIONS	DATE	INSPECTORS
	FOUNDATION FORMS		
	FOUNDATION STEEL		
	UFER GROUND		
X	O.K. TO POUR		TLC

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED.

	PLUMBING UNDERGROUND		
	ELECTRICAL UNDERGROUND		

DO NOT POUR CONCRETE SLAB UNTIL THE ABOVE IS SIGNED.

	ROUGH FRAMING		
	ROUGH ELECTRICAL (1)	1-11-91	G.F.
	ROUGH PLUMBING	1/14/91	G.F.
	INSULATION		
	SOUND TRANSMISSION		
	ROUGH SPRINKLERS		
	FLUE, VENTS, & DUCTS		
	HYDROSTATIC TEST		
	O.K. TO COVER		

DO NOT COVER UNTIL ABOVE IS SIGNED.

	STANDPIPES, WET/DRY		
	FIRE ALARM		
	SECURITY ORD.		
	ENERGY ORD.		
	SMOKE & HEAT DETECTORS		

ADDITIONAL WORK REQUIRING APPROVALS

	INSPECTIONS	DATE	INSPECTORS
	SPECIAL INSPECTION		
(1)	Forms & Rebar	11/23/90	Robert L. Ely
	Trench		
	1 1/2 PVC	1/14/91	
	1 3/4 Rigid	1/	

FINAL INSPECTION

	INSPECTORS	DATE	INSPECTORS
	FINAL HOUSING		
	FINAL ELECTRICAL		
	FINAL PLUMBING		
	FINAL BUR. OF ENG.		
	FINAL FIRE DEPT.		
	FINAL HEALTH DEPT.		
	FINAL BUILDING	5.7.91	TLCarlott
	CERTIFICATE FINAL COMPLETION		

3/88

September 22, 1993

To: Abatement Appeals Board
Room 260, Fox Plaza Bldg.
1390 Market Street
San Francisco CA 94102

From: Deborah Gellermann
519 Tenth Avenue
San Francisco CA 94118
386-6708

Re: 1145 Hayes St
Block: 0824 Lot: 002
Seq: 01 Case: DDO
Owner: Hoy Henderson & Saundra Wondaferow, Trustee

My father, Hoy Henderson, has spent much of 1993 watching his wife of 50 years died of cancer. My mother, Lurenia Henderson, passed away on August 25. During this very stressful time, they have also been trying to deal with a "VIOLATION" from The Department of Public Works Bureau of Building Inspection.

On September 10 my father received a certified letter from The Department of Public Works. It gave him 10 days to appeal to the Abatement Appeals Board. Being unable to cope with this matter at this time, he has asked me to do what I can.

Below I have summarized some of the information I have been able to ascertain.

Hoy & Lurenia Henderson (a retired S.F. police officer and U.S. Postal worker) bought 14 units at 1145 Hayes.

Behind the apartments there was a rutted, uneven driveway off Fell Street and a fire hazard, weed and rat infested yard with no lighting or security (a place where neighbors drew their curtains to avoid viewing and tenants had no desire to walk through or use). Water from the driveway and yard was not connected to any drainage system. It played havoc wherever it pleased. The mischievous and criminals had easy access from Fell to my parents units as well as many neighbors' property.

In 1990 Hoy and Lurenia Henderson decided to take a loan and spend a great deal of money improving their property.

Now, they had owned this property since the 70's. They may have had to cut the weeds occasionally to satisfy fire codes but they were never told that *"conditions exist in the premises in violation of the provisions of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance."* (L.L. Litchfield, PE 7/26/93).

Anyway, they took out the loan to make their property truly fitting to belong on Alamo Square. Many improvements were made. The ones connected to Building Permit Application #9020189 included installing a security gate off Fell Street, improving the driveway , adding 7 parking places (after all, what is the biggest complaint in The City), adding a drainage system for the parking lot and part of the driveway, adding security lighting, installing retaining walls and leveling more of the remaining garden area.

Now the neighbors open their curtains. Many have been inspired to improve their backyards. Now their are 7 more parking places in the neighborhood and 7 more people have a safe, secure place to park their cars. Now, the tenants use the backyard. Several have begun vegetable gardens. **Now,** The City declares the area "unsafe and substandard".

Hoy and Lurenia Henderson did not do this work without permits. They obtained Building Permit Application #9020189. My parents had licensed contractors and engineers do the work. The work was inspected. The Bureau of Building Inspection City and County of San Francisco Inspection Record shows that on May 7, 1991 TL Corlett signed off in the little final inspection area of the form.

I suggest you visit 1145 Hayes. I suggest you talk to all the tenants, I suggest you talk to all the neighbors. (All, but the one who has some how managed to cause this attack by this city department causing great pain and stress to my parents.) I believe William Abend, architect (333-5595) may have some pre-improvement yard pictures; you may want to call him.

I really don't understand, what the problem is. On behalf of my father, Hoy Henderson, I appeal to the Abatement Appeals Board to drop this violation. 1145 Hayes should be made a model for other landlords. A clean , well kept, secure building with fair rents. A place from which tenants don't want to move.

Though I'm sure you must have a huge file on this matter, I have included copies of a few forms I found that may have some relevance. They are listed below.

- INSPECTION RECORD (final inspection 5/7/91 by TL Corlett)
- NOTICE OF VIOLATION (5/20/92)
- PARKING LOT & DRIVE WAY SPECIFICATIONS
- ORDER OF ABATEMENT UNDER SECTION 203-203.r OF THE BUILDING CODE ORDER NO. 163,242
- LITCHFIELD SAYS (July 26, 1993)

I am attaching this to an APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO. I trust your honest investigation into this matter will lead to a reversal.

Deboarh Gellermann

SUPPLEMENTAL INSPECTION RECORD

11/26/90 Keep 12 Deep Key of the Ret. wall as shown on plan otherwise look to pour. [illegible]

* 12-6-90 Ret-wall stems OK (special inspections & reports req'd.) TC

12/31/90 Uncorn field - drop in site removed OK

Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Code Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof

FIRST NOTICE

SECOND NOTICE

OTHER _____ (CIRCLE ONE)

NOTICE DATE 5/20/92

ADDRESS 1145 Hayes Street (rear yard with a driveway entrance from Fell St.)

PC-Planning Code
MC-Mechanical Code
EC-Electrical Code

VIOLATION DESCRIPTION: | CODE/SECTION #

a) The Dept. of City Planning requested the revokation/suspension of Building Permit Application # 9020189. — 307(f) SFB

REFERENCE: a) The use of the rear yard for parking = a Planning Code violation.
⇒ This would require City Planning Dept. to grant a VARIANCE.
b) The rear yard parking reduced/eliminated the required Open Space.

b) The Plumbing Inspection Division has determined that a trench-drain should be installed as close as possible near the (Fell St. Gate entrance) — 1718 SFB

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED: ☐ STOP ALL WORK

a) Within 30 days Owner/Architect/Contractor to contact (Dept. of City Planning Attn: Mr. Gil Chavez) and to file any required VARIANCE application.

b) Within 30 days Owner/Architect/Contractor to contact the Plumbing Insp. Division Re: drainage

OTHER FEE WILL APPLY: ☐ Re-Inspection Fee ☐ Other

APPROX. DATE OF WORK WO PERMIT

Otherwise, this case would be referred for abatement action.

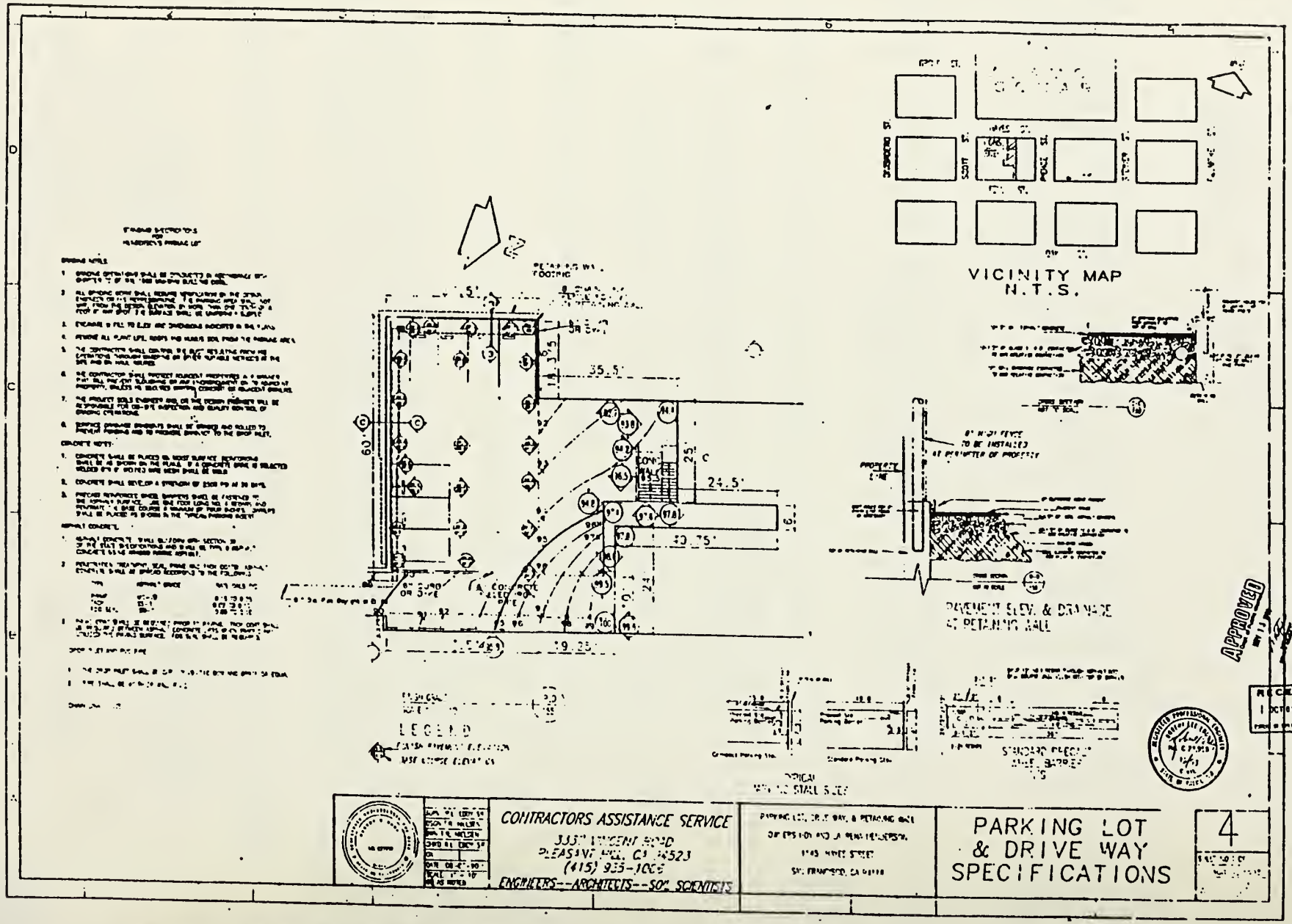
FOR FURTHER INFORMATION CONTACT INSPECTOR John H. Lee ✓

558-6114 Bet. 8→9 AM
4→5 PM

Bureau of Building Inspec.

John H. Lee

(17)


VICINITY MAP
N.T.S.
LEGEND
PAVEMENT ELEV. & DRAINAGE AT RETAINING WALL
APPROVED
RECEIVED
CONTRACTORS ASSISTANCE SERVICE
PARKING LOT & DRIVE WAY SPECIFICATIONS
4

City and County of San Francisco **Department of Public Works**

Office of the Director

APPEAL TO
Abatement Appeals Board
~~1290 Mission St.~~ 460 McAllister
San Francisco, CA 94102
Tel. No. 554-3742 24
FILING FEE: $ 56

ADDRESS: 1145 HAYES STREET

BLOCK: 824 LOT: 002
SEQ: 01 CASE: DDO

HENDERSON, HOY & LURENIA
519 - 10th AVENUE
SAN FRANCISCO, CA 94118

OWNER'S NAME:
HENDERSON, HOY &
LURENIA

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,242

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 18, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,384. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 14, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: AUGUST 18, 1993

and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: July 26, 1993
PROPERTY ADDRESS:
1145 HAYES ST
BLOCK: 0824 LOT: 002
SEQ: 01 CASE: DDO

HENDERSON HOY & LURENIA
519 10TH AV
SAN FRANCISCO CA
94118

OWNER'S NAME:
HENDERSON HOY & LURENIA

INSPECTOR: _____

DISTRICT: CT:

SUPERINTENDENT'S COMPLAINT

L. L. LITCHFIELD SAYS:

I am the duly appointed Superintendent of the Bureau of Building Inspection of the City and County of San Francisco.

That pursuant to Section 203(b) of the San Francisco Building Code, I have caused the above described premises to be inspected by inspectors of the Bureau of Building Inspection. That a Notice of Violation was sent to the owners regarding conditions found on the premises to be in violation of the provisions of the San Francisco Municipal Code, rendering the premises to be unsafe and substandard. A true copy of the Notice of Violation is attached hereto and made a part of this complaint.

That notwithstanding the service on the owner of the Notice of Violation, conditions exist in the premises in violation of the provisions of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance. The specific conditions existing in the premises are set forth in the reports and declarations of the inspectors attached hereto and made a part of this complaint.

Accordingly, pursuant to the provisions of Section 203(b) of the San Francisco Building Code, I hereby make this complaint to the Director of Public Works regarding the condition of the above described property and request that a hearing on the complaint be set before the Director pursuant to Section 203(b) of the San Francisco Building Code, and the premises be ordered vacated, repaired, altered or demolished.

I declare under penalty of perjury that the foregoing is true and correct. Executed at San Francisco, California, on _____

L. L. Litchfield, PE
Superintendent
Bureau of Building Inspection

M-201 COS (1/90)
(415)558-6220

P15-D10-006
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

20

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Chen Richards & Pao K. L.
970 Greenwich Street
San Francisco, CA 94133

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 962-968 Greenwich St.

BLOCK 0073 LOT 009A

APPEAL NO. 3389 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/10/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant.

cc

(21)

CD 215 (Rev. 9/87)

File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

RICHARD CHEN
Appellant

Appeal Number 3389 10

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 962-968 GREENWICH ST., San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

APPLICATION #9315655 HAS BEEN FILED TO REMOVE UNAUTHORIZED UNITS FROM THIS BUILDING AND ONCE WE OBTAINED A BUILDING PERMIT FROM THE BUREAU, WE WILL BE REMOVING THE UNITS.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WE ARE REQUESTING THAT THE NOTICE OF NONCOMPLIANCE TO THE FRANCHISE TAX BOARD BE DEFERRED UNTIL WE HAVE THE PERMIT ISSUED BY THE BUREAU AND GIVEN THE TIME TO COMPLETE THE WORK.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

_____

_____

_____ Tel. No. 885-1139

Dated: 9/10/93

Richard Chen
Signature (Print Name Below)

File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 2[illegible]0
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $56

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

93-190

DI-0

1. DATE OF NONCOMPLIANCE
August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)

Chen Richard& Pao K. L.

(b) Address

970 Greenwich St.
San Francisco, CA 94133

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS
0962-0968 Greeenwich St.

PARCEL NUMBER
0073/009/A

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)
970 Greenwich St., San FRancisco

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Seven (7) units

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
Louise Kimbell, Chief ~~Building~~ Inspector

7. DATE OF SIGNATURE
8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE
(415) 558-6466

SRH 1010 (REV 1-90)

23

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Elms Grant
c/o Lawrence J. Chazen Inc.
50 California St., #3315
San Francisco, CA 94111

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1124-1126 Page St.

BLOCK 1219 LOT 009

APPEAL NO. 3390 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 09/13/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

MD

24

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $. 56.24

205

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ELMAS GRANT
~~Robert Wolfe~~ Paid by

Appellant

Appeal Number 3390

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1124-1126 Page Street, San Francisco. They contain -5- dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

We are in the process of correcting any outstanding code violations, and toward that goal have pulled permit #09311184. The electrical has been signed off and the plumbing should be completed by September 20th. When all the work is completed we will obtain a Certificate of Final Clearance. We are requesting the appeal, because we need more time to complete the necessary work.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

See #2 above.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:

Lawrence J. Chazen
50 California Street, #3315
San Francisco, CA 94111 Tel. No. (415) 788-5844

Dated: September 13, 1993

Signature (Print Name Below)
LAWRENCE CHAZEN

25

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

93 - 205

DI-0

1. DATE OF NONCOMPLIANCE
August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)

Elms Grant

(b) Address

c/o Lawrence J Chazen Inc
50 California St. #3315
San Francisco, CA 94111

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS
1124-1126 Page St.

PARCEL NUMBER
1219/009

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)
50 California St. #3315, San Francisco

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Five (5) units

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
Louise Kimbell
Louise Kimbell, Chief ~~Building~~ Housing Inspector

7. DATE OF SIGNATURE
8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE
(415) 558-6466

26

SRH 1010 (REV 1-90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Levy Leon & Sophie & Matthew B
332 Eureka Street
San Francisco, CA 94114

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 330-332 Eureka Street

BLOCK 2749 LOT 006

APPEAL NO. 3391 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/15/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

27

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

171

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

MATTHEW B LEVY
Appellant

Appeal Number 3391

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 332 Eureka St, San Francisco. They contain 2 dwelling units and — rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).
there are violations on the property going back to 1988. I have only owned the property since Oct of 1993. I did not receive permits until Jan. of 1993 and work started in March. I have brought everything up to code.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). I need an additional 60 days to complete final electrical inspection, building & housing inspection. I have passed the final plumbing inspection already

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 10 1993
CODE ENFORCEMENT DIV.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 332 Eureka St

(5) The official address of the undersigned is:
332 Eureka St
San Francisco CA
Tel. No. 415-282-2142

Dated: 9/8/93

Matthew B Levy
Signature (Print Name Below)
MATHEW B LEVY

28

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

93-171

DI-0

1. DATE OF NONCOMPLIANCE
August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)

Levy Leon & Sophie & Matthew B

(b) Address

332 Eureka St.
San Francisco, CA 94114

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS
0330-0332 Eureka St.

PARCEL NUMBER
2749/006

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Three (3) units 2 units only

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
Louise Kimbell
Louise Kimbell, Chief ~~Building~~ Housing Inspector

7. DATE OF SIGNATURE
8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE
(415) 558-6466

SRH 1010 (REV 1-90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Shane Michael J.

251 Oak Street

San Francisco, CA 94102

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 251-255 Oak Street

BLOCK 0838 LOT 027

APPEAL NO. 3392 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

)ear Appellant:

'his is to serve notice that your appeal, filed with the Abatement Appeals Board on 09/16/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, 460 McAllister Street, CA 94102. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

(30)

:D 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-3742
FILING FEE: $ 56.24

100

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Michael J. Shane
Appellant

Appeal Number 3392

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 251 - 255 Oak Street, San Francisco. They contain 3 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

The Bureau of Building Inspection has threatened to notify the Franchise Tax Board of substandard conditions of my property to prevent me from claiming state tax deductions, unless I file this appeal. I am in the process of correcting the claimed substandard conditions as my application for permit is being processed. On August 18, 1993, the Bureau recommended and I was given 30 days to obtain the permit and 90 days to complete the work.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

I should be allowed to obtain my permit and complete the work within the time allowed, before any notice is given to the Franchise Tax Board.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 251 - 255 Oak Street.

(5) The official address of the undersigned is:

251 Oak Street, San Francisco, CA 94102

Tel. No. (415)621-6666

Dated: September 8, 1993

Signature (Print Name Below)
Michael J. Shane

31

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

93-200

DC-0

1. DATE OF NONCOMPLIANCE
August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)

Shane Michael J

(b) Address

251 Oak St.
San Francisco, CA 94102

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS
0251-0255 Oak St.

PARCEL NUMBER
0838/027

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Two (2) Units Commercial

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
Louise Kimbell, Chief ~~Building~~ Housing Inspector

7. DATE OF SIGNATURE
8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE
(415) 558-6466

(32)

SRH 1010 (REV 1-90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Zografos Dino & Spiro
132 Lisbon Street
San Francisco, CA 94112

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 178 Prague Street
BLOCK 6073 LOT 004-C
APPEAL NO. 3393 S-NC-DEQ DCO
INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/20/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

33

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 290
San Francisco, CA 94102
Tel. No. 554-3742
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

MR. DINO ZOGRAFOS/SPIRO ZOGRAFOS
Appellant

Appeal Number 3393

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 178 PRAUGE ST.,SF,CA., San Francisco. They contain 1 dwelling units and 1 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

THE BUILDING WAS PURCHASED BY THE PRESENT OWNERS FROM AN INDIVIDUAL WHOM HAS SINCE PASSED AWAY. THE PRESENT OWNER(APPELLANT) IS IN THE PROCESS OF LEGALIZING THE APPARANT ILLEGAL CONSTRUCTION THAT TOOK PLACE BEFORE THE PURCHASE.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

I AM ASKING THAT THE BOARD GIVE ME 60 DAYS TO CORRECT THE PROBLEM. I AM CONTINUALLY WORKING WITH THE DEPT. OF PLANNING/PERMITS TO RESOLVE THIS PROBLEM.

PLEASE EXCUSE THE TARDINESS OF THIS REPLY FOR OWNERS WERE ON A VACATION FOR TWO WEEKS .

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

178 PRAUGE ST.,S.F.,CA. (94112).

Tel. No. _____

Dated: 09/16/93

Signature (Print Name Below)

DINO ZOGRAFOS

34

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

93-212

DC-0

1. DATE OF NONCOMPLIANCE
August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)	
Zografos	Dino & Spiro
132 Lisbon St.	
San Francisco, CA 94112	
(b) Address	

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS
0178 Prague St.

PARCEL NUMBER
6073/004/C

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)
132 Lisbon St.

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Two (2) units

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
Louise Kimbell, Chief ~~Building~~ Housing Inspector

7. DATE OF SIGNATURE
8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE
(415) 558-6466

SRH 1010 (REV 1-90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jair Jack & Rose Marie
c/o Jack Jair Realty
901 Stockton Street
San Francisco, CA 94108

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2554 15th Avenue

BLOCK 2415 LOT 024

APPEAL NO. 3394 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/23/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

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CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

JACK JAIR
Appellant

Appeal Number 3394

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2554 - 15th AVENUE, San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

BERNARD TOM, housing inspection advised me to obtain copies of original permit dated 1979 drawing (PA# 7912179) to be submitted. I do as he request & it took 3 weeks for PLAN Request Department to inform me that there were no existing plans. It took me some time to compiled with all the house measurements & drawings together as I am not too knowledgable on the matter, As I wanted to save time & money,

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

I try my best to comply with the City's request. I applied for a building permit within 30 days of DIRECTOR'S Hearing. I was at the permit department seven times, they told me the plans I submitted was of incorrect size of drawing, the incomplete drawings & added wording on drawings. I comply with their request as soon as I can. It has been done now,

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

901 STOCKTON STREET
SAN FRANCISCO, CALIFORNIA 94108
Tel. No. 392-4584

Dated: Sept 21, 1993

Signature (Print Name Below)
JACK JAIR

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

73-228

56.24 DC-0

1. DATE OF NONCOMPLIANCE August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)

Jair Jack & Rose Marie

(b) Address

c/o Jack Jair Realty
901 Stockton St.
San Francisco, CA 94108

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS: 2554 15th Av

PARCEL NUMBER: 2415/024

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS): 901 Stockton St., San Francisco

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.): three (3) units

4. REGULATORY AGENCY NAME: Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS: 450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY: Louise Kimbell, Chief ~~Building~~ Housing Inspector

7. DATE OF SIGNATURE: 8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION: Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE: (415) 558-6466

SRH 1010 (REV 1-90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

BA Properties Inc.
c/o B of A NT & SA - S Yoken
555 California St., 8th Floor
San FRancisco, CA 94104

Date: January 5, 1994

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 432-462 Powell St.
BLOCK 0295 LOT 008
APPEAL NO. 3395 S-NC-DEQ DAO
INSPECTOR Robert Noelke, CED

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/13/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, 460 McAllister Street, CA 94102. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: William J. Ward
Sir Francis Drake
450 Powell St.
San Francisco, CA 94102

Edgar Elliot
KimCo Hotel
222 Kearny St., #200
San Francisco, CA 94108

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* Original Notice of Hearing was sent to Appellant and copies were sent to Appellant's agents.

CD 215 (Rev. 9/87)

.ING
.l with
.als Board (AAB)
.t St, Suite 250
.cisco, CA 94102
. No. 554-8742
.ING FEE: $. 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

B.A. Properties, Inc
Appellant

Appeal Number 3395

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 450 Powell Street, San Francisco. They contain _____ dwelling units and 415 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Appeal of Notice of Noncompliance issued August 31st, 1993 (Copy attached).

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

All materials and services required to correct deficiencies cited had been ordered before Notice of Noncompliance was issued. Actual work was begun on September 7th, 1993)

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(5) The official address of the undersigned is:

450 Powell Street
San Francisco, CA 94102
Tel. No. 415/392-7755

Dated: 9/23/93

Signature (Print Name Below)

(40)

William J. Ward

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

93-211

DA-0

1. DATE OF NONCOMPLIANCE
August 31, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)

(b) Address
BA Properties Inc
c/o Bof A NT & SA - S Yoken
555 California St. 8th Fl
San Francisco, CA 94104

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS
432-462 Powell St.

PARCEL NUMBER
0295/008

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)
555 California St. 8th Fl, San Francisco

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Four- hundred fifteen (415) units

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
Louise Kimbell, Chief ~~Building~~ Housing Inspector

7. DATE OF SIGNATURE
8/31/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Robert Noelke, Building Inspector, Code Enforcemnt Division

TELEPHONE
(415) 558-6466

(21)

SRH 1010 (REV 1-90)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Alfredo & Engracia Lagman
Address 1049 Mepham Dr.
Pittsburg, CA 94565

PROPERTY ADDRESS 1255 16th Avenue
BLOCK 1734 LOT 010
HEARING DATE November 24, 1993
APPEAL NUMBER 3363
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

cc: Richard M. Grabstein, Esq.
645 Larkin Street, Upper Level
San Francisco, CA 94109

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Alfredo & Engracia Lagman
Address 1049 Mepham Dr.
Pittsburg, CA 94565

PROPERTY ADDRESS 1255 16th Avenue
BLOCK 1734 LOT 010
HEARING DATE October 27, 1993
APPEAL NUMBER 3363
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

No quorum, President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on November 24, 1993.

cc: Richard M. Grabstein, Esq.
645 Larkin Street, Upper Level
San Francisco, CA 94109

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 16, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Alfredo & Engracia Lagman
Address 1049 Mepham Dr.
Pittsburg, CA 94565

PROPERTY ADDRESS 1255 16th Ave.
BLOCK 1734 LOT 010
HEARING DATE August 25, 1993
APPEAL NUMBER 3363
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on October 27, 1993.

cc: Richard M. Grabstein, Esq.
645 Larkin Street, Upper Level
San Francisco, CA 94109

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: September 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Alfredo & Engracia Lagman
1049 Mepham Dr.
Pittsburg, CA 94565

Date: August 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1255 16th Av.
BLOCK 1734 LOT 010
APPEAL NO. 3363 S-NC-DEQ DI
INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 5, 1993, will be heard by the Board at 1:30 p.m. on August 25, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Richard M. Grabstein, Esq.
645 Larkin Street - Upper Level
San Francisco, CA 94109

* Original Notice of Hearing is sent to Appellant and a copy to Appellant's agent.

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CD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

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APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Alfredeo & Engracia Lagman
Appellant

Appeal Number 3363

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1255-16th Avenue, San Francisco. They contain * dwelling units and * rooming units. * 13 guest rooms.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).
Full inspection performed 11/87 with Notice of Violation in 2/88. Most items were corrected pursuant to Permit issued 6/88 and completed in 7/88. Other items were corrected which did not require a Building Permit but were never finally inpsected and abatement proceedings were initiated. Application has been filed for Permit to secure final inspection.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). A. Hearing on 3/3/93 granted on week abeyance to secure Permit and complete inspection and this period has not expired. Notice of Noncompliance dated 2/26/93 is premature. B. Minor items not requiring Permit were not resolved in 1988 by completed/permitted work. C. Relief requested is that Notice of Noncompliance be vacated.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Attorney for owner/agent.

(5) The official address of the undersigned is:
Richard M. Grabstein, Esq.
645 Larkin Street-Upper Level
San Francisco, CA. 94109

Tel. No. (415) 673-8954

Dated: March 5, 1993

Signature (Print Name Below)
Richard M. Grabstein

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

Law Offices of
ORME and GRABSTEIN

John Robin Orme
Richard M. Grabstein

645 Larkin Street – Upper Level
San Francisco, California 94109

Telephone: (415) 673-8954
FAX: (415) 673-1612

March 5, 1993

Abatement Appeals Board
1390 Market Street, #260
San Francisco, California 94102

Re: 1255-16th Avenue
Notice of Noncompliance #93-092
Date of Noncompliance - 2/26/93

Dear Sir/Madam:

Enclosed is the APPEAL TO THE ABATEMENT APPEALS BOARD in the referenced matter.

Also enclosed is our check to your order in the sum of $54.60 as the filing fee for the Appeal.

There is a substantial amount of documentary evidence to be considered at the hearing of this Appeal and it has not all been submitted with the Appeal which is merely a brief statement of the background of the matter and the relief sought. Hopefully, prior to any such hearing, the matter will be fully resolved between the owners of the building and the Bureau of Building Inspectors Code Enforcement Division.

Please contact the undersigned if there are any questions whatsoever regarding this matter.

Thank you for your prompt attention.

Very truly yours,

ORME & GRABSTEIN

Richard M. Grabstein

Encl.
RMG/dc

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant James & Betty Walsh
Address 24725 Clayton Rd.
Grass Valley, CA 95949

PROPERTY ADDRESS 240 Ocean Avenue
BLOCK 3211 LOT 8-C
HEARING DATE November 24, 1993
APPEAL NUMBER 3370
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant James & Betty Walsh
Address 24725 Clayton Rd.
Grass Valley, CA 95949

PROPERTY ADDRESS 240 Ocean av.
BLOCK 3211 LOT 8-C
HEARING DATE September 22, 1993
APPEAL NUMBER 3370
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be in November 24, 1993.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

)FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

.ppellant's Name & Mailing Address:

James & Betty Walsh
24725 Clayton Rd.
Grass VAlley, CA 95949

Date: September 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 240 Ocean Av.
BLOCK 3211 LOT 8-C
APPEAL NO. 3370 S-NC-DEQ DI
INSPECTOR Robert Noelke

)ear Appellant:

'his is to serve notice that your appeal, filed with the Abatement Appeals Board on March 15, 1993, will be heard by the Board at 1:30 p.m. on September 22, 1993 .n Room 282, City Hall, San Francisco, CA.

.f further information is desired, please inquire at the Abatement Division of the)epartment of Public Works, Room 301, 450 McAllister Street. Please bring any)ocuments and information that may support your appeal such as contracts, permits, :tc. Failure to be represented will constitute an automatic denial.

'ou are entitled to appear personally with your witnesses, if any, and to have with 'ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

50

'CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $50.60

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

JAMES & BETTY WALSH
Appellant

Appeal Number 3370

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 240 OCEAN AVENUE, San Francisco. They contain EIGHT dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

BUILDING CODE ENFORCEMENT - VARIOUS VIOLATIONS

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

BUILDING PLANS ARE BEING PREPARED. MOST OF MINOR VIOLATIONS HAVE BEEN CORRECTED. AT HEARING ON MARCH 10, 1993, 180 DAYS WERE GRANTED TO COMPLETE WORK.
RESPECTFULLY REQUEST THAT A.A.B. GRANT 180 DAYS ABATEMENT TO COORDINATE WITH B.B.I.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

JAMES D. WALSH
24725 CLAYTON ROAD, GRASS VALLEY, CA. 95949
Tel. No. 916/268-1711

Dated: MARCH 12, 1993

3/12/93
Signature (Print Name Below)
JAMES D. WALSH

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Lois H. Hirsch
Address 4186 1/2 Army St.
San Francisco, CA 94131

PROPERTY ADDRESS 3957 23rd Street
BLOCK 3653 LOT 034
HEARING DATE October 27, 1993
APPEAL NUMBER 3375
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days at the Appellant's request. No hearing on December 22, 1993. The next hearing will be on January 26, 1994.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 16, 1993

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY

ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Lois H. Hirsch

4186-1/2 Army St.
San Francisco, CA 94131

Date: October 12, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3957 23rd St.

BLOCK 3653 LOT 034

APPEAL NO. 3375 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on April 12, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant

) 215 (Rev. 9/87)

53

.5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

File Appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Lois Hirsch
Appellant

Appeal Number 3375

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3957 13rd Street, San Francisco. They contain 2 dwelling units and — rooming units.
only (one) unit is effected - 3957-3 (lower unit)

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).
A hearing regarding repairs at above named unit. I feel an abatement is not in order (see below). Repairs requested are: ① scrape paint in ceiling of living + Bedroom.
② Possible dry rot under carpet
③ Repair water damage in Kitchen + patio

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board). see attached

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Lois Hirsch.

(5) The official address of the undersigned is:

Lois Hirsch
4186 Army St.
San Francisco 94131 Tel. No. (415) 285-8355

Dated: April 7, 1993

Lois Hirsch
Signature (Print Name Below)
LOIS HIRSCH

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

FRANCHISE TAX BOARD

LOIS HIRSCH APPEAL NUMBER 93-150

I feel that this action should be reversed as I have made attempts to make the repairs listed by the inspector from the city of San Francisco and the Department of Public Works. At the end of February I received a notice dated December 14 regarding an abatement hearing. Shortly after receiving the notice, I went to the Dept.of Public Works stating that I had called a contractor, but couldn't guarantee that work could be completed before the hearing date. I was most relieved when I was told that my case could be continued.
I called my contractor immediately regarding the repairs and sent him a list as well. He said he would call the occupant (tenant) to set up a convenient time. Although repeated contacts have been attempted she has refused to set a date to allow him to come and see the work or to do repairs. I have spoken with her and left messages as well, so far to no avail. So you see that I do intend to comply but am having difficulty getting cooperation from the occupant/tenant. I do not feel that I should be penalized because of her non-cooperation.

I have left messages for the occupant/tenant and spoke with her on April 3 at which time she stated that she would call the contractor that evening, which she hasn't done. Also I have delivered the attached letter to her home.
The contractor has called her many times (and left messages) and spoken with her once, when she promised to call with a convenient date. So far she has not done so.

As you can see I have made repeated attempts to comply with the law. I will notify you hen repairs have begun and are completed.

April 7, 1993

Lois Hirsch

April 7, 1993

Dear Christine

Rod Blouin (contractor) called me last night saying he's tried to reach you many times to no avail. When he spoke to you a week or so ago you promised to call, and when I spoke to you last Saturday you said you'd call him that evening. So far he's not heard from you. He is able to begin work on the projects that you requested now. As he is very good and quite busy it behooves us to take advantage of this opportunity. Please give him a call at 488-4298 stating a convenient time for him to come by within the next day or two.

Thank you for attending to this promptly.

Sincerely,
Lois Hirsch

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant: Josefa R. Carroll
Address: 14 Roemer Way
San Francisco, CA 94112

PROPERTY ADDRESS 14 Roemer Way
BLOCK 6490 LOT 034
HEARING DATE November 24, 1993
APPEAL NUMBER 3381
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The hearing is extended for thirty days. The next hearing will be on January 26, 1994.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Josefa R. Carroll
Address 14 Roemer Way
San Francisco, CA 94112

PROPERTY ADDRESS 14 Roemer Way
BLOCK 6490 LOT 034
HEARING DATE October 27, 1993
APPEAL NUMBER 3381
INSPECTOR Robert Noelke

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on November 24, 1993.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: November 16, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY

ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Josefa R. Carroll
14 Roemer Way
San Francisco, CA 94112

Date: October 12, 1993

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 14 Roemer Way

BLOCK 6490 LOT 034

APPEAL NO. 3381 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on April 19, 1993, will be heard by the Board at 1:30 p.m. on October 27, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

93-128

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Joseph R. Carroll
Appellant

Appeal Number 3381

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 14 Roemer Way - San Francisco. They contain 2 dwelling units and Original rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

I'm bankruptcy. —

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

14- Roemer Way
San Francisco CA- 94112

_____ Tel. No. _____

Dated: 4/17/93

x Joseph R Carroll
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Miranda, Bayani M.
Address 507 Capp St.
San Francisco, CA 94110

PROPERTY ADDRESS 14-18 Woodward St.
BLOCK 3532 LOT 043
HEARING DATE November 24, 1993
APPEAL NUMBER 3386
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 26, 1994.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY

ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Miranda Bayani M

507 Capp St.

San Francisco, CA 94110

Date: November 12, 1993

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 14-18 Woodward St.

BLOCK 3532 LOT 043

APPEAL NO. 3386 S-NC-DEQ DAO

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 19, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

M

62

) 215 (Rev. 9/87)

.5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-3742
FILING FEE: $. 56.24

223

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

BAYANI M MIRANDA
Appellant

Appeal Number 3386

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 14-18 WOODWARD ST, San Francisco. They contain 6 UNITS dwelling units and ___ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

PLACED UNDER MY NAME FOR THE PURPOSE TO GET LOAN TO FINISH THE REQUIRED UP CODING OF THE BUILDING - NOTE IT WAS BURNED SEPT 27, 1988.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

TO FINISHED THE REPAIR AS MENTIONED ON (2) FUNDS IS VERY NECESSARY TO CONFORM TO OFFICE ~~your~~ DEMAND. THERE WERE PERMITS FILED FOR REPAIR BUT FUNDS IS THE PROBLEM, WE WERE TRYING TO SECURE LOANS BUT LENDER REQUIREMENT - COMPLETE FIR

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above ___.

(5) The official address of the undersigned is:

178 ALBION STREET
SAN FRANCISCO CA 94110
Tel. No. 282-3900, 282-4804

Dated: ___

Signature (Print Name Below)
BAYANI M MIRANDA

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant Shawna McGrew
1522 32nd Avenue
Address San Francisco, CA 94122

Appealing AAB/FTB Decision

Property Address 2690 45th Avenue

Block 2452 Lot 013-A

Appeal No. 3360 S-NC-SEQ DCO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on September 22, 1993 has been received. Rehearing is set for 1:30 p.m. on January 26, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Robert Noelke

for Neil G. Rains. A.I.A.
Acting Secretary
Abatement Appeals Board

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Shawna McGrew
Address 1522 32nd Avenue
San Francisco, CA 94122

PROPERTY ADDRESS 2690 45th Avenue
BLOCK 2452 LOT 013-A
HEARING DATE September 22, 1993
APPEAL NUMBER 3360
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. Franchise Tax Board will be notified if all required work is not done by October 23, 1993.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Shawna McGrew

1522 32nd Avenue
San Francisco, CA 94122

Date: August 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2690 45th Avenue

BLOCK 2452 LOT 013-A

APPEAL NO. 3360 S-NC-DEQ DC

INSPECTOR Robert Noelke

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on February 17, 1993 will be heard by the Board at 1:30 p.m. on August 25, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.60

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Shawna McGrew
Appellant

Appeal Number 3360

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2690-45th Ave, S.F. Ca, 94116 San Francisco. They contain 1 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

2690-45th Ave., SF Ca., 94116 is a single family house with storage area in basement. Application permit # 9011641 has been applied for

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

1) It is a single family home
2) There is no illegal unit for rental
3) application permit has been applied for # 9011641

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Shawna M McGrew - owner

(5) The official address of the undersigned is:

SHAWNA McGREW
1522-32D Ave S.F. Ca 94122
Tel. No. home 6813544
work 7537098

Dated: 2-10-93

Shawna McGrew
Signature (Print Name Below)
SHAWNA McGREW

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

54.60 DCO 93-042

1. DATE OF NONCOMPLIANCE January 29, 1993

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

(a) Name(s)	
Shawna McGrew 1522 32nd Avenue	
San Francisco, CA 94122	
(b) Address	

3. SUBSTANDARD RENTAL HOUSING PROPERTY

A. STREET ADDRESS 2690 45th Avenue

PARCEL NUMBER 2452/013/A

B. MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)
1522 32nd Avenue, San Francisco, CA 94122

C. DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
2 Units

4. REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

5. REGULATORY AGENCY ADDRESS
450 McAllister St., Room 101, San Francisco, CA 94102

6. SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
L. M. Kornfield, Chief Building Inspector

7. DATE OF SIGNATURE 1/29/93

8. NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Derrill Langer, Code Enforcement Division

TELEPHONE (415) 554-8742

SRH 1010 (REV 1-90)

68-F

SAN FRANCISCO
ABATEMENT APPEALS BOARD AND
FRANCHISE TAX HEARINGS

January 26, 1994

The minutes of this hearing are missing.

DEPT. OF PUBLIC WORKS

DOCUMENTS DEPT.
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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 373
February 23, 1994
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary of AAB
John McNulty, Sr. Housing Inspector, CED
Robert Noelke, Housing Inspector, CED

Item No.	Page No.	Case No.	Property Address
ABATEMENT APPEALS:			
1.	1 - 7	6510	185 Leland Avenue Hui Paul & Bo Yuet
2.	8 - 13	6511	1135 O'Farrell Street St. Marks Evang Luth Church c/o Gary Schilling
3.	14 - 18	6512	1365 12th Avenue Huynh Chau L & My-Ngo T
4.	19 - 21	6513	1501 Innes Avenue Ma Lok Kwan
5.	22 - 24	6514	28 Liebig Street Leonora A. Boston
6.	25 - 27	6515	1515 Inness Avenue Li Wei Chang & Wei Yan
7.	28 - 31	6516	2758 36th Avenue Kathy W. Lam
8.	32 - 34	6517	47 Chenery Street Robert Pritikin c/o H. Lynn Harrison
9.	35 - 37	6518	2160 Green Street Sherman House Associates c/o Toni Atlegree
10.	38 - 40	6519	256-258 San Carlos St. Jose F & Marta A. Olmedo

11.	41 - 43	6520	2187 Quesada Avenue First Samoan Full Gospel Ch c/o Edward Ko

ABATEMENT APPEALS CONTINUED HEARINGS:

12.	44 - 55	6505	1145 Hayes Street Hoy & Lurenia Henderson c/o Deborah Gellerman
13.	56 - 59	6506	1030 Bryant Street James W. Dixon c/o Patrick Buscovich
14.	60 - 63	6508	2046-2048 Golden Gate Av. Jeremy G. Sommer

REQUEST APPROVAL FOR REHEARING/RESCHEDULING:

15.	64 - 69	6489	2614 Buchanan Street John C & Gregory Adams c/o Janis Platt
16.	70 - 73	6501	132 Bertita Street Lawrence L. Laughlin
17.	74 - 76	6502	689-691 Minna Street E. R. Stevenson c/o R. D. Norris
18.	77 - 82(F)	3384	689-691 Minna Street E. R. Stevenson c/o Richard Norris

E-n-d.

/ml
cc: AAB Members
Superintendent, BBI
Assistant Superintendent, HID, BBI
Assistant Superintendent, C.I.Program, BBI
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
Public Library, c/o Jerry Roth
CED Record Clerk
File (2 copies)
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 159A
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy at City Hall

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Hui Paul & Bo Yuet
2324 San Bruno Avenue
San Francisco, CA 94134

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 185 Leland Av

BLOCK 6251 LOT 018

APPEAL NO. 6510 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 14, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

(1)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

tement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 45.00

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Paul Hui
Appellant

Appeal Number 6510

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9 - 8 - 93.

(2) The affected premises are located at 185 Leland Ave, San Francisco. They contain 2 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The action appealed from aleration and partition of basement storerooms for 2nd living unit done without permit by the former owner, as indicated in the report by the superintendent of the Bureau of Building Inspection, a copy of which is attached herwith for your understanding.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

When we bought the said property in June this year from Home Savings of America through foreclosure which did not disclose to us that the lower level is illegal until we received a notice on 8-9-93 from Department of Public Works, notifying us to attend the Hearing of Complaints during which we were told to have 60 days to file for a building permit and to ask the tenant

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(6) The official address of the undersigned is:

2420 San Bruno Ave
San Francisco, CA 94134

Tel. No. (415)330-0390

Date October 14, 1993

Signature (Print Name Below)
Paul Hui

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

2

---- Continued from ------

(4) living at 185B Leland Ave to vacate, as shown by a copy of our certified letter to the tenant, enclosed here for your understanding. However, the tenant, Mr. Rafael Valdez complained to the Residential Rent Stabilization & Arbitration Board which sent us a letter also enclosed here, saying that our notice to the tenant to vacate is invalid as it fails to state a just cause reason. Under this circumstance, how can we remove the illegal kitchen and bathroom while the tenant refuses to vacate? When we recently tried to persuade the tenant to vacate, he told us that it is very difficult for him to find a suitable apartment for cheaper rent to a single old man like him and and expresses his desire to continue to stay here.

Under this situation, we have no other alternatives but to appeal to you to modify or reverse the order of the Director of Public Works so that the tenant may continue to stay, because we can not move him out. He accuses us that our 30 days" notice in writing to him is "Alleged Wrongful Eviction" Because of the reasons as mentioned above we should, therefore, be highly grateful if you would be kind enough as to consider sympathetically our appeal to you in order to reverse the order of the Director of Public Works.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 185 LELAND AVENUE

BLOCK: 6251 LOT: 018
SEQ: 01 CASE: DCO

OWNER'S NAME:
HUI PAUL & BO YUET

HUI PAUL & BO YUET
2324 SAN BRUNO AVENUE
SAN FRANCISCO, CA 94134

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,384

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 8, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,838. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 5, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: SEPTEMBER 8, 1993

(4)

Residential Rent Stabilization and Arbitration Board

City and County of San Francisco

Notice Of Receipt Of Report Of Alleged Wrongful Eviction

In RE: 185B LELAND AVE.
San Francisco, CA 94134
RAFAEL VALDEZ

CASE NO.: 0ØØ1-74E

Date: September 23, 1993

To: PAUL HUI

This notice acknowledges receipt of a Report of Alleged Wrongful Eviction.

Under the San Francisco Residential Rent Stabilization and Arbitration Ordinance landlords are required, when they are attempting to evict a tenant, to state a reason for the eviction. The reason must be one of the twelve "just causes" stated in the Ordinance. The notice to vacate must be in writing, state the grounds under which possession is sought, and that advice regarding the notice to vacate is available from the Residential Rent Stabilization and Arbitration Board.

WARNING TO LANDLORD:
Whenever the landlord seeks to recover, or actually recovers, posession of a rental unit in violation of the Rent Ordinance, that landlord may be found guilty of a misdemeanor, and the tenant, or the Rent Board, may bring a civil action (lawsuit) for an injunction or treble damages (money), or both, and attorney fees. If the landlord is found guilty of a misdemeanor, he may be punished by a fine of not more than $2000 or by imprisonment in the County jail for a period of not more than six months, or both.

WARNING TO TENANT:
If the landlord is seeking to evict you, he must give written notice. Additionally, the notice must contain a "just cause" for the eviction. Furthermore, if you do not vacate at the end of the notice period, the landlord must start an Unlawful Detainer Action against you in order to remove you from the rental unit. A copy of the Unlawful Detainer Complaint and Summons must be served on the tenant, after which the tenant has the right, and the opportunity, to file a response within 5 days. The case will be set for a hearing at which time the tenant can present defense . If a response is not filed, the landlord may obtain a default. Only after this hearing, if the tenant loses, can the Court order that the tenant vacate the rental unit. If the Court orders the tenant to vacate, the Sheriff may evict him or her. IT IS STRONGLY RECOMMENDED THAT THE TENANT SEEK LEGAL ASSISTANCE IN DEFENDING ANY EVICTION PROCEEDING.

This report indicates that:

The notice to vacate is defective and therefore invalid as it fails to state a just cause. reason [Ord Sect 37.9(a)] and fails to comply with Section 37.9(c) of the Rent Ordinance. This office suggests that you properly inform yourself about the requirements of the San Francisco Rent Ordinance.

For further information or questions, call 554-9550.

0611d

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LANDLORD: Please complete the enclosed form(s) and return within ten (1Ø) days of receipt of this notice.

No. 12/31 1990

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

BUREAU OF BUILDING INSPECTION

WARNING OF VIOLATION

9X

Location 185 B Leland Ave.

Violation of Sec. 301, 303, 305 U.B.C.

B.C. - Building Code ✓
H.C. - Housing Code ✓
E.C. - Electrical Code ✓
P.C. - Plumbing Code ✓

Remarks: Illegal alteration & partition with sliding glass door, and use of Basement storerooms for 2nd living unit. There is 2nd illegal kitchen, bathroom and toilet in this basement area, as inspected

Stop the following work. By this inspector today

File 2 sets of plans and take out plumbing, electrical, and building permits to revert back to single family house, within 30 day

Contact Inspector at Rm 302, 450 McAllister or phone 558-6206

Hours: 8:00 A.M. to 9:00 A.M. and 4:00 P.M. to 5:00 P.M.

SUPERINTENDENT BUREAU OF BUILDING INSPECTION

By Jim Wong
Inspector

9003-M-04
FB 502
B.B.I. Copy

(6)

185 Leland Ave
San Francisco, CA 94134
September 8, 1993

Mr. Rafael Valdez
185B Leland Ave
San Francisco, CA 94134

Dear Mr. Valdez:

The Department of Public Works notified us to attend the Hearing of Complaint at City Hall of San Francisco this morning concerning the illegal alteration and partition of the basement of 185B Leland Ave into a living unit without permit by former owner, Mr. Canas. The result of this Hearing is that the illegal unit at the basement cannot be used for occupany and require us to vacate the unit first before getting a permit to remove the illegal kitchen, etc.

We are sorry to give you one month's notice in writing to vacate the unit where you are now occupying by October 10,1993 so that we shall be able to comply with the requirements of the Department of Public Works.

Besides sending this certified letter to you, I shall talk to you in details personally when I see you. Thank you for your cooperation in this matter.

Sincerely yours,

Paul Hui
Owner of 185 Leland Ave Property

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

DPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

St. Marks Evang Luth Church

1111 O'Farrell St.

San Francisco, CA 94109

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1135 O'Farrell St.

BLOCK 0720 LOT 028

APPEAL NO. 6511 S-NC-DEQ PP

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 29, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Gary Schilling
St. Mark's Lutheran Church
1111 O'Farrell St.
San Francisco, CA 94109

(8)

Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

ATTACHMENT # 1

STATEMENT OF APPEAL

ITEM #4

St. Mark's Evangelical Lutheran Church is appealing the decision of Director John E. Cribbs issued on September 22, 1993. In the decision, Director Cribbs ordered St. Mark's to anchor the church building's parapets within 180 days. St. Mark's requests that the Abatement Appeals Board reconsider this decision based on the following information:

HISTORICAL BACKGROUND

St. Mark's, the oldest Lutheran congregation in the western United States, was founded in 1849. The present church building, a San Francisco landmark, was dedicated in 1895. In 1906, the structure served as a first aid center for victims of the Great Earthquake. It should be noted that the building withstood the 1989 Loma Prieta earthquake with no apparent structural damage. Today, St. Mark's ministry in the community included programs for Seniors and Tenderloin children, assistance for people with AIDS, and offering shelter to homeless men. Our facilities, especially the church building, are essential for us to continue those vital programs which benefit our city and our neighborhood.

U.M.B STATUS

As owners of an Unreinforced Masonry Building (U.M.B.), St. Mark's has actively worked toward reinforcing our historic structure. A report prepared by Forell/Elsesser Engineers in 1990 evaluates the church structure and proposes a reinforcement design for the building. The engineers report has been given to the Bureau of Building Inspection along with the results of the masonry bed joint shear test. The test, performed in May 1993, produced shear values which are within a moderate quality range.

St. Mark's has taken additional action toward seismic reinforcement since the Director's hearing in September. The St. Mark's Church Council has voted in favor of renovating and reinforcing the church building. A special committee was established to research financing and begin fundraising. Appraisals of church assets were obtained and a capital campaign specialist was consulted. This finance committee is to present a specific plan for approval at the annual congregational meeting in January. The approaching centennial anniversaries of the cornerstone laying and the dedication offer significant rallying points for fundraising and construction goals.

PARAPET STATUS

The building parapets are relatively low, ranging from 8" to 24" above the finished roof but exceeding the allowable unbraced height to width ratio of 1.5 to 1. The parapets are well maintained and presently exhibit no signs of distress. Through-wall bolted connections with large steel plate washers are visible at the roof line on the building exterior at each roof truss location, approximately 12'0" on center.

As part of the U.M.B. upgrading of the structure Forell/Elsesser has proposed center coring the masonry walls as an overall approach which includes the parapets. This solution combined with anchors to a new roof diaphragm would reinforce the parapets and side walls while leaving the landmarked exterior and unique interior finishes intact. An immediate more conventional parapet anchorage would require alternate methods and construction that might not be compatible with our comprehensive compliance with U.M.B. ordinance, or the church's requirements to comply with its San Francisco landmark status.

PLAN OF ACTION

It is proposed that the U.M.B. and Parapet Ordinance be complied with simultaneously. In preparation for compliance with the U.M.B. and Parapet Ordinances, St. Mark's will take the following action in the coming months.

1. The U.M.B. Inventory Form will be submitted this year.

2. During 1993 the building will be investigated for the presence of asbestos or other hazardous materials.

3. The foundations will be explored by March 1994.

4. By March 1994 the church will consult with the Landmark's Board regarding the possible visual effects that structural reinforcing might have on all or a portion of the building.

5. After completing the steps above, a completed engineer's study will be submitted to the Department of Public Works by August, 1994. The report will establish a sequence for phasing the work with special emphasis on life safety items, including the parapets, in the first phase. The engineers would then proceed with construction and permit documents for the first phase of work.

6. Construction will proceed as soon as possible after the preparation of Phase One documents, including parapet work; procuring an alterations permit; and the selection of a General Contractor.

SUMMARY

On behalf of the congregation of St. Mark's Lutheran Church, I request that the 180 day deadline be extended so that we can comply with the parapet ordinance as we comprehensively reinforce our historic landmark. St. Mark's is certainly one of the leaders of those congregations who are faced with U.M.B. compliance. An extension of the parapet anchorage deadline will allow us to continue on our established course of action. Your positive response to our appeal will allow us to use our limited resources to improve life safety, complete construction work in a logical sequence and maintain our services to the community.

For additional information or for answers to any questions, please contact Gary Schilling at (415)441-4771.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 09/22/93
PROPERTY ADDRESS:
1135 OFARRELL
BLOCK: 0720 LOT: 028
SEQ: 01 CASE: PPO

ST MARKS EVANG LUTH CHURCH
1111 OFARRELL ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
ST MARKS EVANG LUTH CHURCH

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 163530

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/22/93 in accordance with the DPW HEARING ORDER NO. 161969.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/19/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/22/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(13)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Huynh Chau L & My-Ngo T
1365 - 12th Avenue
San Francisco, CA 94122

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1365 12th Av.
BLOCK 1767 LOT 016
APPEAL NO. 6512 S-NC-DEQ BWO
INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on October 21, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

14

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
190 Market St, Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

460 McAllister

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Huynh Chau Ly
Appellant

Appeal Number 6512

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 1365 12th Ave, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We are hereby to request to amend Director's of 90 days to meet City Planning and other City Agency Requirements to the time required by the Department of City Planning to render a decision on Variance Case # 93.518 V.

The Variance was heard on last September 22, 1993.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

1365 – 12th Ave
SAN FRANCISCO, CA 94122

Tel. No. Home (415) 664-1491
Work (415) 476 4903

Date Oct. 13-93

H Chauly
Signature (Print Name Below)

15

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

To MR JOHN E CRIBBS,

is DOC - F444051 have been TRANSFERED
o VARIANCE case 93.518V AND
e Hearing date Sept. 22nd-93 at 10Am Rm 605.

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison: Recorder
DOC- F444051
SFCC-PUBLIC WORKS
Tuesday, September 21, 1993 11:12:01am
TOTAL ->
REEL F968 IMAGE 0482

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 1365 - 12TH AVENUE

BLOCK: 1767 LOT: 016
SEQ: 01 CASE: BWO

OWNER'S NAME:
HUYNH CHAU L. & MY-NGO T.

HUYNH CHAU L. & MY-NGO T.
1365 - 12TH AVENUE
SAN FRANCISCO, CA 94122

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,394

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 8, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,856. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 90 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 5, 1993.

(16)

JOHN E. CRIBBS

FILE (2)

NOTICE OF INCOMPLETE APPLICATION

DATE: August 24, 1993

TO: Chau Ly Huynh
1365 - 12th Avenue
San Francisco, CA 94122

FROM: Intake Planner Paul L. Rosetter

SUBJECT: Case No. 93.518V
1365 12TH AV
Interview Date: 8/24/93

On the above-listed interview date, you submitted an application to the Department of City Planning for a project that was given the case number noted above. Your application fee was calculated to be $1,110.00.

This fee was based on a construction cost estimate of $1,500.00.

The following is a list of materials to be submitted with City Planning applications. Certain necessary materials (identified as "Required" below) are missing from your application. Your application cannot be deemed complete until all required items are submitted.

MATERIAL CHECKLIST

Application, with all blanks filled in	Submitted
300-foot radius map/adjacent owners	Submitted
Address labels (original)	Submitted
Address labels (copy of the above)	Submitted
Site Plan	Submitted
Floor Plan	Submitted
Elevations	Submitted
Section 303 Requirements (shown on info sheet)	Not Necessary
Prop. M Findings	Submitted
Photographs	Required
Check payable to Dept. of City Planning	Submitted
Application signed by owner or agent	Submitted
Letter of authorization for agent	Not Necessary

If you have any questions, please call 558-6377, 10 a.m.-noon or 1-5 p.m., and provide the information desk planner with the case number noted above.

VARIANCE INFORMATION

Case No. 93. 518V

Hearing Date, Time and Room: Sept. 22nd 93 10Am Rm 605

Due to the number of site visits, please allow
30 to 45 minutes leeway after site visit time

Site Visit Date and Time: Sept 2nd 93 10Am

Posting Date for Poster: Sept 2nd 93

Bring completed Notice of Posting to Variance hearing and give to Variance Planner when your case is called.

PLEASE NOTE:

Your case has been transferred to the Variance Section. The Variance Planner assigned to your case is AUGUSTINE FALLAY. Please refer all questions to the assigned Variance planner at (415) 558-6367. Thanks.

MJF:pg\n:\variance\Instructions\5

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Ma Lok Kwan
1501 Innes Av.
San Francisco, CA 94124

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1501 Innes Av.
BLOCK 5273 LOT 001
APPEAL NO. 6513 S-NC-DEQ DCO
INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 9, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

19

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MA LOK KWAN
Appellant

Appeal Number 6513

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 1501 Jones Av, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Directors order to correct violation within 30 days

~~[illegible]~~

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I am now a unemployment and ~~of~~ suffering from diabetes and no medical insurance. The rooms downstairs are occupied by the immediate family ~~on~~ of seven members and not rented out to outsiders. I am seeking a Life Time Moriatorium on the premises. The rooms downstairs are existing when I bought the house in 1988.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

Ma Lok Kwan
1501 Jones Av
SF CA 94121 Tel. No. 648-3379

Date 11/9/93

Signature (Print Name Below)

20

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/29/93
PROPERTY ADDRESS:
1501 INNES AV
BLOCK: 5273 LOT: 001
SEQ: 01 CASE: DCO

MA LOK KWAN
1501 INNES AV
SAN FRANCISCO CA
94124

OWNER'S NAME:
MA LOK KWAN & YAN QIN HE

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163939

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/20/93 in accordance with the DPW HEARING ORDER NO. 162604.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/16/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/20/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Boston Leonora A

28 Liebig St.

San Francisco, CA 94112

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 28 Liebig St.

BLOCK 7159 LOT 051

APPEAL NO. 6514 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 15, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

22

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

LEONORA A. BOSTON
Appellant

Appeal Number 6514

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 10/22/93.

(2) The affected premises are located at 28 Liebig St., San Francisco. They contain 2 Flats dwelling units and - rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

This appeal is in regard the the"Order of Abatement Under Section 203-203 R. of the Building Code Regular Order No. 163806. That more time is requested to do the repairs on the building as required by the Department of Public Works, dated, dated 6/13/90.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The relief is that more time is granted to comply with the the requirements of the Department of Public Works to avoid the imposition of abatement. The time needed to make the repairs is twelve months, no less. The suggested repairs should be reduced to be workable and fair.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above 28 Liebig St., San Francisco, Ca 94112.

(6) The official address of the undersigned is:
28 Liebig Street, San Francisco, Calif. 94112

Tel. No. (415) 991-7413

Date Nov. 15, 1993

Leonora A. Boston
Signature (Print Name Below)
LEONORA A. BOSTON

23

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/22/93
PROPERTY ADDRESS:
28 LIEBIG ST
BLOCK: 7159 LOT: 051
SEQ: 01 CASE: DCO

BOSTON LEONORA A
28 LIEBIG ST
SAN FRANCISCO CA
94112

OWNER'S NAME:
BOSTON LEONORA A 1/2

INSPECTOR: B TOM 558-6199
DISTRICT: CT: 262

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163806

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/13/93 in accordance with the DPW HEARING ORDER NO. 162705.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/09/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/13/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(24)

P20-D20-007

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Li Wei Chang & Wei Yan
1515 Innes Av.
San Francisco, CA 94124

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1515 Innes Av.

BLOCK 5273 LOT 027

APPEAL NO. 6515 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 19, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

LI WEI Chang & WEI YAN
Appellant

Appeal Number 6515

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on OCTOBER 20, 1993.

(2) The affected premises are located at 1515 INNES AVENUE, San Francisco. They contain ONE dwelling units and SEVEN rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

A storage room was built in the basement without obtaining building permit.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Building permit applied.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner ~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

~~WEI~~ 1515 INNES AVENUE
SAN FRANCISCO, CA 94124
Tel. No. (415) 282-4843

Date Nov. 17, 1993

X [signature]
Signature (Print Name Below)
LI WEI CHANG

26

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco **Department of Public Works**

Office of the Director

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 1515 INNES AVENUE

BLOCK: 5273 LOT: 027
SEQ: 01 CASE: DCO

OWNER'S NAME:
LI WEI CHANG & WEI YAN

LI WEI CHANG & WEI YAN
1515 INNES AVENUE
SAN FRANCISCO, CA 94124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,940

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 20, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,605. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 16, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 20 1993

27

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Lam Kathy W

2758 36th Avenue

SAn Francisco, CA 94116

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2758 36th Av.

BLOCK 2504A LOT 014

APPEAL NO. 6516 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 21, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant 28

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Lam, KATHY W.
Appellant

Appeal Number 6516

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Oct. 27, 1993.

(2) The affected premises are located at 2758-36th Ave, S.F., San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
Approx. Sept. 18, 1990, I'd Submitted a plan @ 450 McAllister / main Floor my Appl #9014969, and result came out will be 9X the Fee for permit Fee, I then appeals to the (9X) issue, hope that will be lower the Fees, but after that I'd never heard from the

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Dept., Now I try to find my org. plan (that I'd submitted in 1990 floating around Board of permit appeal Dept, OR 450 McAllister.

over →

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

2758-36th Avenue, S.F., CA 94116

Tel. No. (415) 664-2725

Date DEC. 2, 93

Signature (Print Name Below)

(2)

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

I hope you will give me enough time to finalize my paper work, I hereby ask to allow me 6 mo. to 1 yr. extension, I'm a working single mother (I work over 50 to 60 hrs per week) also in a process of battle with custody for my little girl (8 yrs old), so I hope you'll be undestand my situation & my difficulty.

City and County of San Francisco | Department of Public Works

Office of the Director

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 2758 36th AVENUE

BLOCK: 2504A LOT: 014
SEQ: 01 CASE: DCO

OWNER'S NAME:
LAM KATHY W

LAM KATHY W
2758 36TH AVENUE
SAN FRANCISCO, CA 94116

B Noelke
558-6466

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,044

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 27, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,656. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 23, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 27, 1993

(31)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Pritikin Robert
45 Chenery St., #a
San Francisco, CA 94131

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 47 Chenery St.

BLOCK 6657 LOT 068

APPEAL NO. 6517 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

: Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 29, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, c Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: H. Lynn Harrison
Harrison Architects
1944 Fillmore St.
San Francisco, CA 94115

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*Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

)215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

H. LYNN HARRISON
Appellant HARRISON ARCHITECTS

Appeal Number 6517

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 20, 1993.

(2) The affected premises are located at 47 Chenery St., San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The previous owners of the referenced property initiated work to convert a 3-unit building into a 4-unit building and the permit and conditional use were never completed with City Planning and BBI.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The current ownere would like to do this work, and is in the process of filing for permit, Permit should be filed in the immediate future. This is a request for the time to do so.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent (architect).

(6) The official address of the undersigned is:

HARRISON ARCHITECTS
1944 Fillmore Street
San Francisco, CA 94115 Tel. No. 415 567-9676

Date Nov. 26, 1993 (33)

Signature (Print Name Below)
H. Lynn Harrison

460 McALLISTER

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/20/93
PROPERTY ADDRESS:
47 CHENERY ST
BLOCK: 6657 LOT: 068
SEQ: 01 CASE: DIO

PRITIKIN ROBERT
45 CHENERY ST #A
SAN FRANCISCO CA
94131

OWNER'S NAME:
PRITIKIN ROBERT

INSPECTOR: _____
DISTRICT: CT: 218

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 193929

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/20/93 in accordance with the DPW HEARING ORDER NO. 162858.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/16/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/20/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

34

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

558-6454 ← BOB NOELKE

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Sherman House Associates
2160 Green Street
San Francisco, CA 94123

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2160 Green St.

BLOCK 0540 LOT 030

APPEAL NO. 6518 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 9, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Toni Atlegree
494 27th Av., #58
San Francisco, CA 94121

Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

215 (Rev. 9/87)

(95)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Sherman Hom
Appellant

Appeal Number 6518

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 6th 1993.

(2) The affected premises are located at 2160 Green St, San Francisco. They contain Hotel dwelling units and 14 Rooms rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

- Plumbing Abatement
- It is taking much longer to complete the work than expected.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I would like 90 more days to complete the work.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent, Maintenance Man.

(6) The official address of the undersigned is:

494 27th Av #58
SF CA 94121
563-3600 Tel. No. 752-4359

Date 12-9-93

Signature (Print Name Below)
Tony Allegree
CALLEGRE GREC

36

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco **Department of Public Work**

Office of the Direc

ADDRESS: 2160 GREEN STREET

BLOCK: 0540 LOT: 030
SEQ: 01 CASE: DCO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56

SHERMAN HOUSE ASSOCIATES

SHERMAN HOUSE ASSOCIATES
2160 GREEN STREET
SAN FRANCISCO, CA 94123

ORDER OF ABATEMENT UNDER SECTION 203-203.8 OF THE BUILDING CODE
ORDER NO. 163,733

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,994. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 60 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 15, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

37

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

:FICE OF THE SECRETARY
:OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Olmedo Jose F & Marta A
258 San Carlos Street
San Francisco, CA 94110

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 256-258 San Carlos St.

BLOCK 3596 LOT 044

APPEAL NO. 6519 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

ur Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 16, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

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Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Almedo Jose F & Marta A.
Appellant

Appeal Number 6519

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11/10/93.

(2) The affected premises are located at 256 - 258 San Carlos St. San Francisco. They contain 2 dwelling units and 6 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
Contruction of stairs at the rear of the lot.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
The stairs need to be Redisigned for code Requirement.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
256 San Carlos St.
San Francisco. CA. 94110.
Tel. No. 415-8249146

(39)

Date 12/16/93

Jose S. Almedo
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco **Department of Public Works**

Office of the Director

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56

ADDRESS: 256-258 SAN CARLOS STREET

BLOCK: 3596 LOT: 044
SEQ: 01 CASE: BWO

OWNER'S NAME:
OLMEDO JOSE F & MARTA A

OLMEDO JOSE F & MARTA A
258 SAN CARLOS STREET
SAN FRANCISCO, CA 94110

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,213

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 10, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,806. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 7, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 10, 1993

(40)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY

OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

First Samoan Full Gospel Ch
2187 Quesada Avenue
San Francisco, CA 94124

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2187 Quesada Avenue

BLOCK 5334 LOT 028

APPEAL NO. 6520 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 17, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Edward Ko
Collaborative Design Architects
944 Market Street, #400
San Francisco, CA 94102

41

Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

FIRST SAMOAN FULL GOSPEL
Appellant

Appeal Number 6520

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 2187 QUESADA, San Francisco. They contain 1 dwelling units and _____ ~~[illegible]~~. CHURCH MEETING ROOM

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

60 DAYS TO FILE FOR A BUILDING PERMIT

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

A DEMOLITION APPLICATION AND SITE DEVELOPMENT PERMIT HAS ALREADY BEEN FILED, AND IS PENDING UPON OTHER RELATED BUILDING & PLANNING PERMIT PROCESS SIMULTANEOUSLY THE OWNER TO BE GRANTED EXTENSION TO PROCEED WITH ALL RELATED PERMIT APPLICATION PROCESS

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

COLLABORATIVE DESIGN ARCHITECTS
944 MARKET STREET # 400
SAN FRANCISCO CA 94102 Tel. No. (415) 397-5455

(42)

Date DEC. 17, '93

Signature (Print Name Below)
EDWARD KO

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 2187 QUESADA AVENUE

BLOCK: 5334 LOT: 028
SEQ: 01 CASE: BWO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

OWNER'S NAME:
FIRST SAMOAN FULL GOSPEL

FIRST SAMOAN FULL GOSPEL CH
2187 QUESADA
SAN FRANCISCO, CA 94124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,208

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 10, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,799. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 7, 1993.

John E. Cribbs
JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 10, 1993

RECEIVED
[redacted] 1 5 1993

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Henderson, Hoy & Lurenia
Address 519 10th Avenue
San Francisco, CA 94118

PROPERTY ADDRESS 1145 Hayes St.
BLOCK 0824 LOT 002
HEARING DATE January 26, 1994
APPEAL NUMBER 6505
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on February 23, 1994. (President William Abend abstained from hearing this case while Ms. Yawitz abstained from voting.)

cc: Deborah Gellermann
519 10th Avenue
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: February 11, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: Henderson, Hoy & Lurenia
Address: 519 10th Avenue
San Francisco, CA 94118

PROPERTY ADDRESS 1145 Hayes St.
BLOCK 0824 LOT 002
HEARING DATE November 24, 1993
APPEAL NUMBER 6505
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

President William Abend abstained from hearing this case. The case is set aside for next hearing to be scheduled on January 26, 1994.

cc: Deborah Gellermann
519 10th Avenue
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Henderson Hoy & Lurenia
519 10th Av.
San Francisco, CA 94118

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1145 Hayes St.

BLOCK 0824 LOT 002

APPEAL NO. 6505 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 24, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Deborah Gellermann
519 10th Av.
San Francisco, CA 94118

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

(46)

215 (Rev. 9/87)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Hoy Henderson
Appellant

Appeal Number 6505

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on August 18, 1993.

(2) The affected premises are located at 1145 Hayes St., San Francisco. They contain 14 dwelling units and Ø rooming units.

*(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The conditions are not as stated in the complaint. The condition are a great improvement, hazards have been removed, not created. The improvements are an enhancement the the property and neighborhood.

It would be appreciated if you would read the attached information and statement to the ABA.

* (4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The relief needed is a reversal of the DPW findings.
A permit (#9020189) was obtained. All corrections requested by inspectors were done at the time of the job. City inspectors approved the work. ued Plans did not call for, inspectors did not ask for, we cannot afford requires nges at this time. This 'VIOLATION' is stressful, costly and unjust.

(Attach additional sheet(s) if necessary.) SEE ATTACHED

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent (daughter).

(6) The official address of the undersigned is:

Deborah Gellermann
519 10th Ave
SF 94118 Tel. No. 386-6708 (H) 252-5370 (W)

* This appeal is filed with the hope that you will allow my father (owner) once he is able, to add further details.

Date Sept. 24, 1993

Signature (Print Name Below)
(47) Deborah Gellermann

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

FORM

BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

INSPECTION RECORD

APPLICATION NO.: 9020189 PERMIT NO.: 659191 ISSUED:

JOB ADDRESS: 1145 Hayes St. BLOCK: LOT:

NATURE OF WORK:

	INSPECTIONS	DATE	INSPECTORS
	FOUNDATION FORMS		
	FOUNDATION STEEL		
	UFER GROUND		
X	O.K. TO POUR		TLC

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED.

	PLUMBING UNDERGROUND		
	ELECTRICAL UNDERGROUND		

DO NOT POUR CONCRETE SLAB UNTIL THE ABOVE IS SIGNED.

	ROUGH FRAMING		
	ROUGH ELECTRICAL (1)	1-11-91	a.f.
	ROUGH PLUMBING	1/14/91	G.F.
	INSULATION		
	SOUND TRANSMISSION		
	ROUGH SPRINKLERS		
	FLUE, VENTS, & DUCTS		
	HYDROSTATIC TEST		
	O.K. TO COVER		

DO NOT COVER UNTIL ABOVE IS SIGNED.

	STANDPIPES, WET/DRY		
	FIRE ALARM		
	SECURITY ORD.		
	ENERGY ORD.		
	SMOKE & HEAT DETECTORS		

ADDITIONAL WORK REQUIRING APPROVALS

	INSPECTIONS	DATE	INSPECTORS
	SPECIAL INSPECTION		
(2)	Forms & Rebar	11/23/90	Edward L. Ellis
	Trench		
	1 1/2 PVC	1/14/91	
	1 3/4 Rigs	1/14/91	

FINAL INSPECTION

	INSPECTORS	DATE	INSPECTORS
	FINAL HOUSING		
	FINAL ELECTRICAL		
	FINAL PLUMBING		
	FINAL BUR. OF ENG.		
	FINAL FIRE DEPT.		
	FINAL HEALTH DEPT.		
	FINAL BUILDING CERTIFICATE FINAL COMPLETION	5.7.91	TLCarlott

3/88

September 22, 1993

To: Abatement Appeals Board
Room 260, Fox Plaza Bldg.
1390 Market Street
San Francisco CA 94102

From: Deborah Gellermann
519 Tenth Avenue
San Francisco CA 94118
386-6708

Re: 1145 Hayes St
Block: 0824 Lot: 002
Seq: 01 Case: DDO
Owner: Hoy Henderson & Saundra Wondaferow, Trustee

My father, Hoy Henderson, has spent much of 1993 watching his wife of 50 years died of cancer. My mother, Lurenia Henderson, passed away on August 25. During this very stressful time, they have also been trying to deal with a "VIOLATION" from The Department of Public Works Bureau of Building Inspection.

On September 10 my father received a certified letter from The Department of Public Works. It gave him 10 days to appeal to the Abatement Appeals Board. Being unable to cope with this matter at this time, he has asked me to do what I can.

Below I have summarized some of the information I have been able to ascertain.

Hoy & Lurenia Henderson (a retired S.F. police officer and U.S. Postal worker) bought 14 units at 1145 Hayes.

Behind the apartments there was a rutted, uneven driveway off Fell Street and a fire hazard, weed and rat infested yard with no lighting or security (a place where neighbors drew their curtains to avoid viewing and tenants had no desire to walk through or use). Water from the driveway and yard was not connected to any drainage system. It played havoc wherever it pleased. The mischievous and criminals had easy access from Fell to my parents units as well as many neighbors' property.

In 1990 Hoy and Lurenia Henderson decided to take a loan and spend a great deal of money improving their property.

Now, they had owned this property since the 70's. They may have had to cut the weeds occasionally to satisfy fire codes but they were never told that *"conditions exist in the premises in violation of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance."* (L.L. Litchfield, PE 7/26/93).

Anyway, they took out the loan to make their property truly fitting to belong on Alamo Square. Many improvements were made. The ones connected to Building Permit Application #9020189 included installing a security gate off Fell Street, improving the driveway , adding 7 parking places (after all, what is the biggest complaint in The City), adding a drainage system for the parking lot and part of the driveway, adding security lighting, installing retaining walls and leveling more of the remaining garden area.

Now the neighbors open their curtains. Many have been inspired to improve their backyards. Now their are 7 more parking places in the neighborhood and 7 more people have a safe, secure place to park their cars. Now, the tenants use the backyard. Several have begun vegetable gardens. **Now,** The City declares the area "unsafe and substandard".

Hoy and Lurenia Henderson did not do this work without permits. They obtained Building Permit Application #9020189. My parents had licensed contractors and engineers do the work. The work was inspected. The Bureau of Building Inspection City and County of San Francisco Inspection Record shows that on May 7, 1991 TL Corlett signed off in the little final inspection area of the form.

I suggest you visit 1145 Hayes. I suggest you talk to all the tenants, I suggest you talk to all the neighbors. (All, but the one who has some how managed to cause this attack by this city department causing great pain and stress to my parents.) I believe William Abend, architect (333-5595) may have some pre-improvement yard pictures; you may want to call him.

I really don't understand, what the problem is. On behalf of my father, Hoy Henderson, I appeal to the Abatement Appeals Board to drop this violation. 1145 Hayes should be made a model for other landlords. A clean , well kept, secure building with fair rents. A place from which tenants don't want to move.

Though I'm sure you must have a huge file on this matter, I have included copies of a few forms I found that may have some relevance. They are listed below.

INSPECTION RECORD (final inspection 5/7/91 by TL Corlett)
NOTICE OF VIOLATION (5/20/92)
PARKING LOT & DRIVE WAY SPECIFICATIONS
ORDER OF ABATEMENT UNDER SECTION 203-203.r OF THE BUILDING CODE ORDER NO. 163,242
LITCHFIELD SAYS (July 26, 1993)

I am attaching this to an APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO. I trust your honest investigation into this matter will lead to a reversal.

Deboarh Gellermann

SUPPLEMENTAL INSPECTION RECORD

11/26/90 Keep 12 Deep Key of the Ret. wall as shown in plan. otherwise look to part. mj.

* 12.6.90 Ret-wall stems OK (Special inspections & reports req'd.) TRC

12/31/90 Unknown field - drop in site review OK

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

NOTICE OF VIOLATION

of the San Francisco Municipal Code Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy Thereof.

FIRST NOTICE

NOTICE DATE 5/20/92

SECOND NOTICE

OTHER _____ (CIRCLE ONE)

ADDRESS 1145 Hayes Street (rear yard with a driveway entrance from Fell St.)

PC-Planning Code
MC-Mechanical Code
EC-Electrical Code

VIOLATION DESCRIPTION: | CODE/SECTION #

The Dept. of City Planning requested the revokation/suspension of Building Permit Application # 9020189. | 307(f) SFB

REFERENCE: a) The use of the rear yard for parking = a Planning Code Violation.
⇒ This would require City Planning Dept. to grant a VARIANCE.
b) The rear yard parking reduced/eliminated the required Open Space.

The Plumbing Inspection Division has determined that a trench-drain should be installed as close as possible near the (Fell St. Gate entrance) | 1718 SFB

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED: ☐ STOP ALL WORK

Within 30 days Owner/Architect/Contractor to contact (Dept. of City Planning Attn: Mr. Gil Chavez) and to file any required VARIANCE application.

Within 30 days Owner/Architect/Contractor to contact the Plumbing Insp. Division Re: drainage

OTHER FEE WILL APPLY
☐ Re-Inspection Fee
☐ Other

APPROX. DATE OF WORK W/O PERMIT

Otherwise, this case would be referred for abatement action.

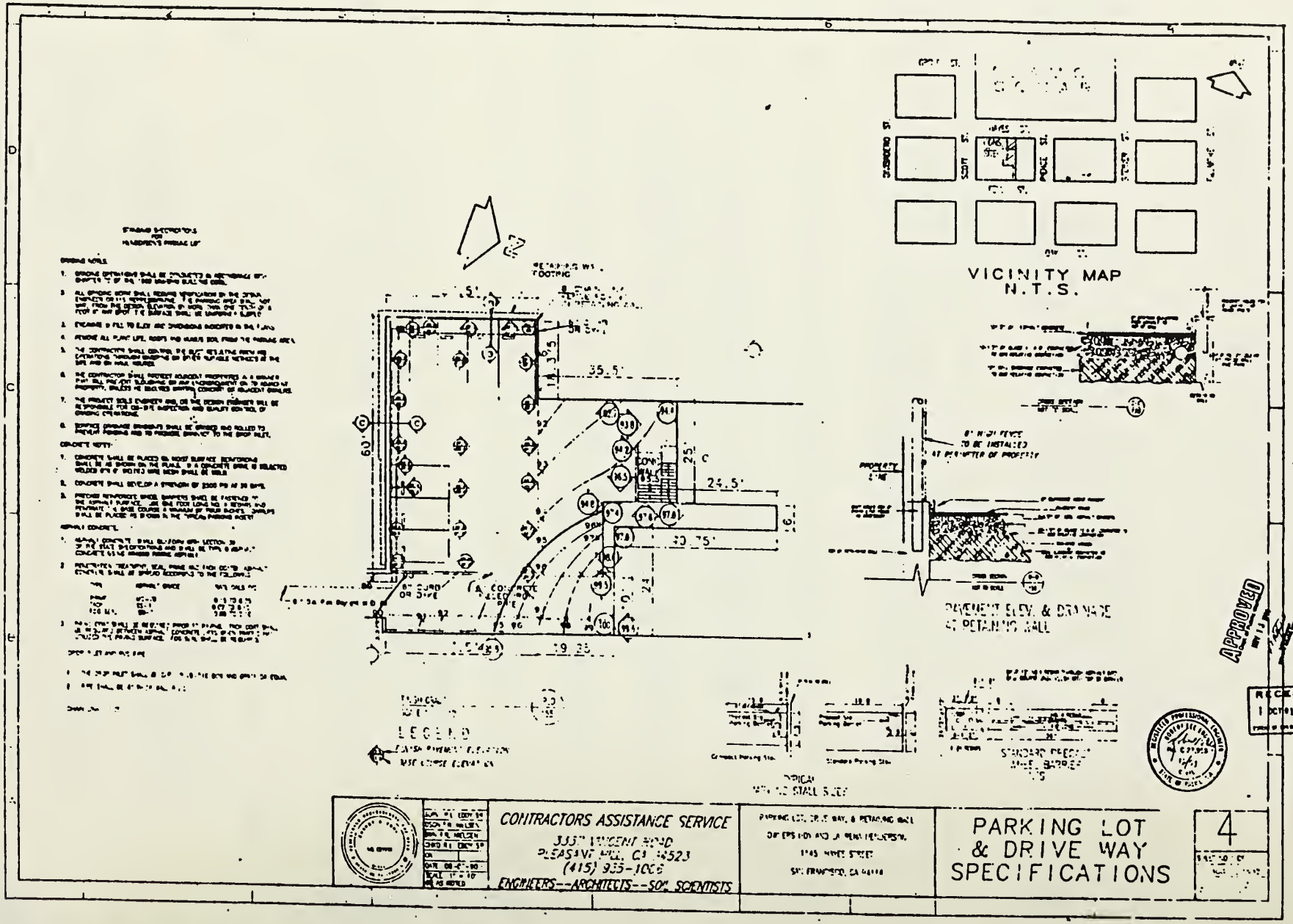
PERSON TO CONTACT INSPECTOR: John H. Lee ✓

558-6114 Bet. 8→9 AM
4→5 PM

Superintendent, P.E.
Bureau of Building Inspec.

John H. Lee

(52)


VICINITY MAP
N.T.S.
LEGEND
PAVEMENT ELEV. & DRAINAGE
AT RETAINING WALL
APPROVED
RECEIVED
CONTRACTORS ASSISTANCE SERVICE
PARKING LOT
& DRIVE WAY
SPECIFICATIONS
4
ENGINEERS--ARCHITECTS--SOIL SCIENTISTS

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City and County of San Francisco **Department of Public Works**

Office of the Director

Abatement Appeals Board
~~1290 Mission St.~~ 460 McAllister
San Francisco, CA 94102
Tel. No. 554-3742 24
FILING FEE: $ 56.

ADDRESS: 1145 HAYES STREET

BLOCK: 824 LOT: 002
SEQ: 01 CASE: DDQ

HENDERSON, HOY & LURENIA
519 - 10th AVENUE
SAN FRANCISCO, CA 94118

OWNER'S NAME:
HENDERSON, HOY &
LURENIA

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,242

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON AUGUST 18, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,384. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 14, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: AUGUST 18, 1993

and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: July 26, 1993
PROPERTY ADDRESS:
1145 HAYES ST
BLOCK: 0824 LOT: 002
SEQ: 01 CASE: DDO

HENDERSON HOY & LURENIA
519 10TH AV
SAN FRANCISCO CA
94118

OWNER'S NAME:
HENDERSON HOY & LURENIA

INSPECTOR: _____

DISTRICT: CT:

SUPERINTENDENT'S COMPLAINT

L. L. LITCHFIELD SAYS:

I am the duly appointed Superintendent of the Bureau of Building Inspection of the City and County of San Francisco.

That pursuant to Section 203(b) of the San Francisco Building Code, I have caused the above described premises to be inspected by inspectors of the Bureau of Building Inspection. That a Notice of Violation was sent to the owners regarding conditions found on the premises to be in violation of the provisions of the San Francisco Municipal Code, rendering the premises to be unsafe and substandard. A true copy of the Notice of Violation is attached hereto and made a part of this complaint.

That notwithstanding the service on the owner of the Notice of Violation, conditions exist in the premises in violation of the provisions of the San Francisco Municipal Code, which are hazardous to the health and safety of the residents and neighbors and which render the property to be unsafe, substandard and a public nuisance. The specific conditions existing in the premises are set forth in the reports and declarations of the inspectors attached hereto and made a part of this complaint.

Accordingly, pursuant to the provisions of Section 203(b) of the San Francisco Building Code, I hereby make this complaint to the Director of Public Works regarding the condition of the above described property and request that a hearing on the complaint be set before the Director pursuant to Section 203(b) of the San Francisco Building Code, and the premises be ordered vacated, repaired, altered or demolished.

I declare under penalty of perjury that the foregoing is true and correct. Executed at San Francisco, California, on _____

L. L. Litchfield, PE
Superintendent
Bureau of Building Inspection

M-201 COS (1/90)
(415)558-6220

P15-D10-006
450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: James W. Dixon
c/o Roberts Corned Meats Inc.

Address: 1030 Bryant Street
San Francisco, CA 94103

PROPERTY ADDRESS 1030 Bryant St.
BLOCK 3757 LOT 027
HEARING DATE January 26, 1994
APPEAL NUMBER 6506
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on February 23, 1994.

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94103

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: February 11, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Dixon, James W.
c/o Roberts Corned Meats Inc.
1030 Bryant Street
San Francisco, CA 94103

Date: January 5, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1030 Bryant St.

BLOCK 3757 LOT 027

APPEAL NO. 6506 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

er Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/8/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94103

* Original Notice of Hearing was sent to Appellant and a copy is sent to Appellant's agent.

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D215 (Rev. 9/87)

1) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
50 Rechester St.
San Francisco, CA 94102
Tel. No. ~~554-8742~~ 558-6454
FILING FEE: $56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Patrick Buscovich
Appellant

Appeal Number 6506

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/25/93.

(2) The affected premises are located at 1030 Bryant, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I am appealing the Director's order to complete the parapet bracing in 90 days. Attach is BBI Code Ruling allowing parapet work to be defered until the full seismic work is required.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Based upon the BBI Code Ruling, I had asked that I be granted a 30 day continuance from the 8/25/93 director hearing. Due to a miscommunication between Jeff Ma & John Green I was not granted this continuance. I now ask that the abatement appeal board allow me to use the new BBI Code Ruling alowing parapet bracing to be defered.
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
Patrick Buscovich Structural Engineer
1031 Post Street, San Francisco
Tel. No.

Date 9/23

Signature (Print Name Below)
Patrick Buscovich

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

cc Jim Dixon 621-2624 FAX 621-2963

City and County of San Francisco

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F430544
SFCC-PUBLIC WORKS
Tuesday, September 07, 1993 12:08:52PM
TOTAL ->
REEL F958 IMAGE 0327

HOUSING INSPECTION DIVISION

DATE: 09/03/93
PROPERTY ADDRESS:
1030 BRYANT ST
BLOCK: 3757 LOT: 027
SEQ: 01 CASE: PPO

DIXON JAMES W
% ROBERTS CORNED MEATS INC
1030 BRYANT ST
SAN FRANCISCO CA 94103

OWNER'S NAME:
DIXON JAMES W

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 163289

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/25/93 in accordance with the DPW HEARING ORDER NO. 162229.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/21/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/25/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Jeremy G. Sommer
Address 2046 Golden Gate Avenue
San Francisco, CA 94115

PROPERTY ADDRESS 2046-48 Golden Gate Av
BLOCK 1150 LOT 015
HEARING DATE January 26, 1994
APPEAL NUMBER 6508
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on February 23, 1994.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: February 11, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Sommer, Jermy G.

2046 Golden Gate Avenue
San Francisco, CA 94115

Date: January 5, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2046-2048 Golden Gate Av.

BLOCK 1150 LOT 015

APPEAL NO. 6508 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/13/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 Room 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, c Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

NC

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215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ent Appeals Board (AAB)
Market St., Suite 250
Francisco, CA 94102
el. No. 554-8742
ING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jeremy Sommer
Appellant

Appeal Number 6508

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 1, 1993.

(2) The affected premises are located ~~at~~ XX Behind 2046 Golden Gate Ave., San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
The city has stated that the conditions of said structure constitutes a public nuisance under the terms of the building code of the City and County of San Francisco. Said structure is not a nuisance but is a protected form of free speech, as it bears the message: "This is in protest of capricious zoning laws which arbitrarily vary from lot to lot in this city and which deprive owners of the use of their property, the society of adequate housing; the lack of which discourages employers from coming to this community. The downward spiral engendered by these laws will be the destruction of our community."

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Either a building permit should be granted, or all administrative action should cease.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/~~XXXXX~~, (state which) of the premises described in Paragraph (2) above 2046 Golden Gate Ave.

(6) The official address of the undersigned is:

2046 Golden Gate Ave.

San Francisco, Ca. 94115

Tel. No. 929-9241

Date October 11, 1993

Signature (Print Name Below)
Jeremy Sommer

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(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

ADDRESS: 2046-2048 GOLDEN GATE AVENUE

BLOCK: 1150 LOT: 015
SEQ: 01 CASE: BWO

SOMMER, JEREMY G.
2046 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94115

OWNER'S NAME:
SOMMER, JEREMY G.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,335

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 1, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,146. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF SEPTEMBER 28, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

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APPROVED: SEPTEMBER 1, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
150 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Adams, John C & Gregory
Address 2614 Buchanan street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE September 22, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Adams, John C. & Gregory
Address 2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE July 28, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for (60) days. The next hearing will be on September 22, 1993 at 1:30 P.M., City Hall, Rm. 282.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

:E OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Adams, John C. & Gregory

2614 Buchanan Street, #3

San Francisco, CA 94115

Date: July 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2614 Buchanan St.

BLOCK 0579 LOT 010

APPEAL NO. 6489 S-NC-DEQ DIO

INSPECTOR Robert Noelke, Acting Chief

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan, #2
San Francisco, CA 94115

* Original Notice of Hearing sent to Appellant and a copy was sent to Appelant's Agent.

215 (Rev. 9/87)

66

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN ADAMS
Appellant
GREGORY JOHNSON
JANIS PLATT

Appeal Number 6489

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/17/93.

(2) The affected premises are located at 2614 BUCHANAN ST, San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
REQUEST FROM RELIEF TO PROVIDE 2ND MEANS OF EGRESS ON 4TH FLOOR DUE TO.
1. REQUIRED IN CONNECTION WITH OTHER CONSTRUCTION WORK WHICH WILL NOT B
2. CURRENT EGRESS GRANDFATHERED IN (1896 BUILDING) UNIT IS A TOWNHOUSE OF EQUAL

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.) (OVER)
REQUEST DELAY IN COMPLIANCE UNTIL REMODELING CONSTRUCTION REQUIRING THIS EGRESS IS UNDERTAKEN.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER, WIFE.

(6) The official address of the undersigned is:
2614 BUCHANAN, #2
SAN FRANCISCO, CA 94115
Tel. No. 415-567-4866

Date 5/19/93

John C Adams
Signature (Print Name Below)
JOHN C. ADAMS
Gregory Johnson

Janis Platt
JANIS PLATT
GREGORY JOHNSON

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

SQUARE FOOTAGE ON BOTH FLOORS. 3RD FLOOR HAS 2 MEANS OF EGRESS, 4TH FLOOR HAS ONE EGRESS AND WOULD BE GRANDFATHERED DUE TO 2 EQUAL FLOORS

3. OWNER PLANS TO PERFORM CONSTRUCTION WITHIN 2 YEARS. AT SUCH TIME THIS EGRESS WILL BE COMPLETED. IF EGRESS IS COMPLETED NOW IT WILL CAUSE THE OWNER FINANCIAL HARDSHIP AND HAVE TO BE REMOVED AT COMMENCEMENT OF NEW CONSTRUCTION (RE-MODELING) IN TWO YEARS.

ity and County of San Francisco **Department of Public**

Office of the

ADDRESS: 2614 BUCHANAN STREET

BLOCK: 0579 LOT: 010
SEQ: 01 CASE: DIO

OWNER'S NAME:
ADAMS, JOHN C. 2/3

ADAMS, JOHN C. & GREGORY
2614 BUCHANAN ST., #3
SAN FRANCISCO, CA 94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,675

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 17, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.160,959. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WASREPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 13, 1993

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

(69)

APPROVED: MARCH 17, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [ ] PRESENT

Appellant Laughlin Lawrence L.
Address 132 Bertita St.
San Francisco, CA 94112

PROPERTY ADDRESS 132 Bertita Street
BLOCK 6968 LOT 043
HEARING DATE November 24, 1993
APPEAL NUMBER 6501
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Laughlin Lawrence L.

132 Bertita St.

San Francisco, CA 94112

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 132 Bertita Street

BLOCK 6968 LOT 043

APPEAL NO. 6501 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 7, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

71

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 57.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Lawrence Betty Laughlin
Appellant

Appeal Number 6501

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 132 Berkite st SF, San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We can Not afford to make Repairs Eventho the Inspectors put Items on the inspection Report that were not valid. Betty works 6 months year P.O. casua. I Recieve as of Jan 93, 640.00 disability Retirement. We have 15 children with 7 still at home - and to this point have Kept our pride By not Recq welf of any typ

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Request life time moratorium. First I was suckered in By inspector tiran TO File For converting my home into A multi unit (4). Since the seller had the Door covered and were Renting Rooms. This has Been Removed

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner(s).

(6) The official address of the undersigned is:

Lawrence, Betty Laughlin
132 Berkite st
SF Ca 94112 Tel. No. 415 585 4576

Over

Date Sept 7 93

Lawrence L Laughlin
Signature (Print Name Below)

72

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

ABEM FILING
Filed with
Abatement Appeals Board (AAB)
~~1390 Market St., Suite 250~~
San Francisco, CA 94102
Tel. No. ~~554-8742~~ 558-6454
FILING FEE: $56.24

DATE: 08/13/93
PROPERTY ADDRESS:
132 BERTITA ST
BLOCK: 6968 LOT: 043
SEQ: 01 CASE: DDO

460 McAllister st

LAUGHLIN LAWRENCE L
132 BERTITA ST
SAN FRANCISCO CA
941 2

OWNER'S NAME:
LAUGHLIN BETTY M & LAWRENCE L

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 162928

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/04/93 in accordance with the DPW HEARING ORDER NO. 161526.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/31/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/04/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(73)

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

NodKe

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

RE-HEARING

DIRECTOR'S ORDER

R.D. NORRIS (ER STEVENSON
Appellant

Appeal Number 6502

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 691 MINNA, San Francisco. They contain 1 dwelling units and NONE rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WANT CERTIFY THAT the STORAGE SHED IS AS BUILT AND IS TO BE USED AS A STORAGE SHED ONLY.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I WAS IN HOSPITAL AT TIME & DIDN'T GET THE NOTICE THEIR IN A TENANT WAITING WITH OPTION TO BUY

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 14 1994
CODE ENFORCEMENT DIV.

(6) The official address of the undersigned is:

SAME R.D. NORRIS
216 CLEMONT ST
SF 94118-2408 Tel. No. 752-2799

Date 14 JAN 94

Richard Norris
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

R. NORRIS $56.24 AGAIN.

74

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant Stevenson E R
Address 7314 Rainbow Dr. #C
Cupertino, CA 94014

PROPERTY ADDRESS 689-691 Minna St.
BLOCK 3727 LOT 064
HEARING DATE November 24, 1993
APPEAL NUMBER 6502
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: R. D. Norris
216 Clement St.
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

A B A T E M E N T A P P E A L S B O A R D

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Stevenson E R
7314 Rainbow Dr. #C
Cupertino, CA 94014

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 689-691 Minna St.

BLOCK 3727 LOT 064

APPEAL NO. 6502 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

: Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 15, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

c: R. D. Norris
216 Clement St.
San francisco, CA 94118

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

76

215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

E. R. STEVENSON BY R.D. NORRIS
Appellant

Appeal Number 6502

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the #163245 Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 691 MINNA ST, San Francisco. They contain ONE dwelling units and No rooming units. DPW HE, OR. No. 162.390

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

A NEW TENNANT HAS AGREED TO TAKE OVER THE BUILDING AND START REPAIRS –
THE BUILDING WAS DAMMAGED BY BAD TENNANTS, UNKOWN BY OWNER

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

NEED MORE TIME FOR OWNER REPAIRS

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 691 MINNA.

(6) The official address of the undersigned is:

R.D. NORRIS 216 CLEMENT ST. SF. 94118-2408 / PHONE 752 2799

Tel. No. 415/752.2799

Date 15 SEPT 93

Richard Norris
Signature (Print Name Below)
(77) RICHARD NORRIS

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $56.24

DATE: 08/27/93
PROPERTY ADDRESS:
689-691 MINNA ST
BLOCK: 3727 LOT: 064
SEQ: 01 CASE: DCO

STEVENSON E R
7314 RAINBOW DR #C
CUPERTINO CA
94014

OWNER'S NAME:
STEVENSON E R

INSPECTOR: _____
DISTRICT: CT: 176

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163245

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/18/93 in accordance with the DPW HEARING ORDER NO. 162390.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/14/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/18/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(78)

P20-D20-004

File appeal with
Abatement Appeals Board (AAB
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RE HEARING

FRANCHISE TAX BOARD

R NORRIS (ER STEVENSON)
Appellant

Appeal Number 3384

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 691 MINNA, San Francisco. They contain 1 dwelling units and NONE rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 26 1994
CODE ENFORCEMENT DIV.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

I WAS IN HOSPITAL @ TIME & DIDN'T RECIEVE THE NOTICE

THERE IS A TENNANT WAITING WITH AN OPTION TO BUY

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

SAME. R. NORRIS
216 CLEMENT ST
SF. 94118-2408 Tel. No. 752-2799

Dated: 26 JAN 94

Richard Norris
RICHARD NORRIS
Signature (Print Name Below)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
0 McAllister St., Room 301
n Francisco, CA 94102
8-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

pellant Stevenson, E. R.
dress 7314 Rainbow Dr. #C
Cupertino, CA 94014

PROPERTY ADDRESS 689-691 Minna St.
BLOCK 3727 LOT 064
HEARING DATE November 24, 1993
APPEAL NUMBER 3384
INSPECTOR Robert Noelke, CED

ATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

cc: Richard Norris
216 Clement St.
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

ARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Stevenson E. R.
7314 Rainbow Dr. #c
Cupertino, CA 94014

Date: November 12, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 689-691 Minna St.

BLOCK 3727 LOT 064

APPEAL NO. 3384 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on ept. 8, 1993 , will be heard by the Board at 1:30 p.m. on November 24, 1993 om 282, City Hall, San Francisco, CA.

irther information is desired, please inquire at the Abatement Division of the tment of Public Works, 460 McAllister Street, CA 94102. Please bring any ents and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

c: Richard Norris
216 Clement St.
San Frnacisco, CA 94118

Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

81

15 (Rev. 9/87)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
190 Market St, Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

93-142

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

STEVENSON E.R. R. NORRIS
Appellant

Appeal Number 3384

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 691 MINNA, San Francisco. They contain ONE dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

WE NEED MORE TIME TO DO THE WORK

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WAITING FOR NEW TENANT

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

216 CLEMENT ST. SF. 94118-2408

Tel. No. 752-2799

Dated: 8 SEPT 93

Richard Norris
Signature (Print Name Below)
RICHARD NORRIS

82-A

DEPT. PUBLIC WORK
DOCUMENTS DEPT.
MAR 25 1994
SAN FRANCISCO
PUBLIC LIBRARY

5.10
2
4/23/94

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 373
February 23, 1994
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB
Robert Noelke - Housing Inspector

ABATEMENT APPEALS:

#6510 185 Leland Avenue
Hui Paul & Bo Yuet
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. The case will be referred to the City Attorney's Office for code enforcement.

#6511 1135 O'Farrell Street
St. Marks Evang Luth Church
c/o Gary Schilling
(Present)

FINDING: The case is continued for thirty (30) days. The next hearing will be on March 23, 1994.

#6512 1365 12th Avenue
Huynh Chau L & My-Ngo T
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on April 27, 1994.

#6513 1501 Innes Avenue
Ma Lok Kwan
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on March 23, 1994. (Appellant should bring a Chinese interpreter at the hearing.)

#6514 <u>28 Liebig Street</u>
Leonora A. Boston
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on March 23, 1994.

#6515 <u>1515 Innes Avenue</u>
Li Wei Chang & Wei Yan
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on March 23, 1994. (Appellant should bring a Chinese interpreter at the hearing.)

#6516 <u>2758 36th Avenue</u>
Kathy W. Lam
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within one hundred eighty (180) days after the permit is issued.

#6517 <u>47 Chenery Street</u>
Robert Pritikin
c/o H. Lynn Harrison
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by April 25, 1994.

#6518 <u>2160 Green Street</u>
Sherman House Associates
c/o Toni Atlegree
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on March 23, 1994. Board Secretary Neil G. Rains is to request that Thomas Lehane, Chief Plumbing Inspector, appear at the next meeting to provide the Board with technical details of the sewer system.

#6519 <u>256-258 San Carlos Street</u>
Jose F. & Marta A. Olmedo
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on March 23, 1994.

#6520 2187 Quesada Avenue
First Samoan Full Gospel Ch
c/o Edward Ko
(Absent)

DECISION: Appellant being absent and not represented, the case is automatically denied. The case will be referred to the City Attorney's Office for code enforcement.

ABATEMENT APPEALS CONTINUED HEARING:

#6505 1145 Hayes Street
Hoy & Lurenia Henderson
c/o Deborah Gellerman
(Present)

DECISION: The appeal is granted based on what was presented at the hearing. President William Abend abstained from hearing this case.

#6506 1030 Bryant Street
James W. Dixon
c/o Patrick Buscovich
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within thirty (30) days. If work has been completed, the case will be taken off the calendar.

#6508 2046-2048 Golden Gate Avenue
Jeremy G. Sommer
(Present)

DECISION: The appeal is granted. The Appellant is given thirty (30) days to appeal to Board of Permit Appeals.

REQUEST APPROVAL FOR REHEARING/RESCHEDULING:

#6489 2614 Buchanan Street
John C. & Gregory Adams
c/o Janis Platt

* DECISION: Request for rehearing is granted. Rehearing is scheduled for March 23, 1994.

#6501 132 Bertita Street
Lawrence L. Laughlin

* DECISION: Request for rehearing is granted. Rehearing is scheduled for March 23, 1994.

#6502 689-691 Minna Street
E. R. Stevenson
c/o R. D. Norris

* DECISION: Request for rehearing is granted. Rehearing is scheduled for March 23, 1994.

#3384 689-691 Minna Street
E. R. Stevenson
c/o R. D. Norris

* DECISION: Request for rehearing is granted. Rehearing is scheduled for March 23, 1994.

#3386 14-18 Woodward Street
Bayani M. Miranda

* DECISION: Request for rehearing is granted. Rehearing is scheduled for March 23, 1994.

Neil G. Rains, AIA
Acting Secretary

RN:ts

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, C.I. Program, BBI
Public Library, c/o Government Documents Department
CED Record Clerk
Board of Permit Appeals, City Hall, Rm. 159-A
San Francisco Fire Department
San Francisco Public Health Dep't., Rm. 217
File

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* NOTE: Request for "approval" for rehearings were granted instead of "denied" due to presumption of the members of the board that "request" is "actual" rehearing of the cases.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
450 McAllister Street
San Francisco, CA. 94102

AGENDA

ABATEMENT APPEALS BOARD

DOCUMENTS DEPT.
MAR 17 1994
SAN FRANCISCO
PUBLIC LIBRARY

WEDNESDAY, MARCH 23, 1994
1:30 P.M., ROOM 282, CITY HALL

MATTERS FOR CONSIDERATION

1. **OPEN BOARD DISCUSSION:** Discussion by Robert Noelke, Staff of the Board, of Code Ruling BC-212-1 merging parapet Safety Program with UMB Earthquake Hazard Reduction Program.

2. **APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement**

   a) Case No. 6511 - 1135 O'Farrell Street
   St. Marks Evan. Luth. Church
   Gary Schilling, Engineer

   Case continued to determine merger of parapet reinforcement with seismic upgrade of building.

   b) Case No. 6513 - 1501 Innes Avenue
   Ma Lok Kwan

   Case continued to legalize floor of occupancy and room addition to the rear of structure. Appellant to bring interpreter.

   c) Case No. 6514 - 28 Liebig Street
   Leonora A. Boston

   Illegal unit and floor of occupancy. Case continued to obtain final inspection.

   d) Case No. 6515 - 1515 Innes Avenue
   Li Wei Chang and Wei Yan

   Case continued to bring a Chinese interpreter.

e) Case No. 6518 - 2160 Green Street
Sherman House Associates
c/o Toni Atlegree

Case continued to have testimony of Chief Plumbing Inspector Thomas Lehane on technical details of sewer system.

f) Case No. 6519 - 256-258 San Carlos Street
Jose F. and Marta A. Olmedo

Case continued to obtain procedure information and, if possible, a reinspection.

g) Case No. 6506 - 1030 Bryant Street
Patrick Buscovich

Case continued to determine merger of parapet reinforcement with seismic upgrade of building. Case resolved, return to BBI.

h) Case No. 6489 - 2614 Buchanan Street
John C. and Gregory Adams
c/o Janis Platt

Board approved rehearing of appeal. Uppermost floor of occupancy lacks second means of egress.

i) Case No. 6501 - 132 Bertita Street
Lawrence L. Laughlin

Board approved rehearing of appeal to convert single family dwelling to four (4) units and addition of two (2) floors of occupancy.

j) Case No. 6502 - 689-691 Minna Street
E. R. Stevenson
c/o R. D. Norris

Board approved rehearing of appeal re lack of heat and other maintenance items.

3. **APPEALS CONTINUED FROM PREVIOUS HEARINGS: Franchise Tax Board**

a) Case No. 3384 - 689-691 Minna Street
E. R. Stevenson
c/o Richard Norris

Board approved rehearing of appeal to convert roof penthouse to habitable use and obtain permit for installed skylight.

b) Case No. 6486 - 14-18 Woodward Street
Bayani M. Miranda

Board approved rehearing of appeal. Building was occupied before Certificate of Occupancy was issued. Building was subsequently fire damaged and vacant.

4. **NEW APPEALS: Order of Abatement**

a) Case No. 6521 - 740 Anderson Street
Jane Hutcheson

b) Case No. 6522 - 745 Buchanan Street
Korean American Dev. Corp.
c/o David Park and William Buck

c) Case No. 6523 - 305 Eureka Street
Barbara M. Michael
c/o Marie Jachens

PUBLIC COMMENT: At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary
Abatement Appeals Board
John McNulty, Senior Building
Inspector, CED
Robert Noelke, Housing Inspector

BN/ml

cc: AAB Members
Superintendent, BBI
Assistant Superintendent, HID, BBI
Assistant Superintendent, C.I.Program, BBI
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
CED Record Clerk
Public Library , c/o Government Documents Dep't.
File - 2 extra copies
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 154A
SF Fire Department
SF Public Health Dep't - Rm. 217
Posting Copy for City Hall

See attached sheet for important information concerning access for the disabled to the hearing room.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant St. Marks Evang Luth Church
Address 1111 O'Farrell St.
San Francisco, CA 94109

PROPERTY ADDRESS 1135 O'Farrell St.
BLOCK 0720 LOT 028
HEARING DATE February 23, 1994
APPEAL NUMBER 6511
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall.

cc: Gary Schilling
St. Mark's Lutheran Church
1111 O'Farrell St.
San Francisco, CA 94109

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: March 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

St. Marks Evang Luth Church

1111 O'Farrell St.

San Francisco, CA 94109

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1135 O'Farrell St.

BLOCK 0720 LOT 028

APPEAL NO. 6511 S-NC-DEQ PP

INSPECTOR Robert Noelke, CED

: Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 29, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, c Failure to be represented will constitute an automatic denial.

uare entitled to appear personally with your witnesses, if any, and to have with ucounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Gary Schilling
St. Mark's Lutheran Church
1111 O'Farrell St.
San Francisco, CA 94109

(14)

Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

D 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

St.Mark's Evangelical Lutheran Church
Appellant

Appeal Number 6511
Order Number 163530

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 22, 1993.

(2) The affected premises are located at 1135 O'Farrell Street, San Francisco. They contain NO dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

St. Mark's appeals the Directors decision to require reinforcing the church buildings parapets within 180 days.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Please see attachment #1

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(6) The official address of the undersigned is:

Gary Schilling, St. Mark's Lutheran Church
1111 O'Farrell Street, San Francisco, CA 94109
(Gary Schilling's office phone) Tel. No. (415) 441-4771

Date October 29, 1993

Gary Schilling
Signature (Print Name Below)
Gary Schilling
Property Committee Chairman

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(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

ATTACHMENT # 1

STATEMENT OF APPEAL

ITEM #4

St. Mark's Evangelical Lutheran Church is appealing the decision of Director John E. Cribbs issued on September 22, 1993. In the decision, Director Cribbs ordered St. Mark's to anchor the church building's parapets within 180 days. St. Mark's requests that the Abatement Appeals Board reconsider this decision based on the following information:

HISTORICAL BACKGROUND

St. Mark's, the oldest Lutheran congregation in the western United States, was founded in 1849. The present church building, a San Francisco landmark, was dedicated in 1895. In 1906, the structure served as a first aid center for victims of the Great Earthquake. It should be noted that the building withstood the 1989 Loma Prieta earthquake with no apparent structural damage. Today, St. Mark's ministry in the community included programs for Seniors and Tenderloin children, assistance for people with AIDS, and offering shelter to homeless men. Our facilities, especially the church building, are essential for us to continue those vital programs which benefit our city and our neighborhood.

U.M.B STATUS

As owners of an Unreinforced Masonry Building (U.M.B.), St. Mark's has actively worked toward reinforcing our historic structure. A report prepared by Forell/Elsesser Engineers in 1990 evaluates the church structure and proposes a reinforcement design for the building. The engineers report has been given to the Bureau of Building Inspection along with the results of the masonry bed joint shear test. The test, performed in May 1993, produced shear values which are within a moderate quality range.

St. Mark's has taken additional action toward seismic reinforcement since the Director's hearing in September. The St. Mark's Church Council has voted in favor of renovating and reinforcing the church building. A special committee was established to research financing and begin fundraising. Appraisals of church assets were obtained and a capital campaign specialist was consulted. This finance committee is to present a specific plan for approval at the annual congregational meeting in January. The approaching centennial anniversaries of the cornerstone laying and the dedication offer significant rallying points for fundraising and construction goals.

PARAPET STATUS

The building parapets are relatively low, ranging from 8" to 24" above the finished roof but exceeding the allowable unbraced height to width ratio of 1.5 to 1. The parapets are well maintained and presently exhibit no signs of distress. Through-wall bolted connections with large steel plate washers are visible at the roof line on the building exterior at each roof truss location, approximately 12'0" on center.

As part of the U.M.B. upgrading of the structure Forell/Elsesser has proposed center coring the masonry walls as an overall approach which includes the parapets. This solution combined with anchors to a new roof diaphragm would reinforce the parapets and side walls while leaving the landmarked exterior and unique interior finishes intact. An immediate more conventional parapet anchorage would require alternate methods and construction that might not be compatible with our comprehensive compliance with U.M.B. ordinance, or the church's requirements to comply with its San Francisco landmark status.

PLAN OF ACTION

It is proposed that the U.M.B. and Parapet Ordinance be complied with simultaneously. In preparation for compliance with the U.M.B. and Parapet Ordinances, St. Mark's will take the following action in the coming months.

1. The U.M.B. Inventory Form will be submitted this year.

2. During 1993 the building will be investigated for the presence of asbestos or other hazardous materials.

3. The foundations will be explored by March 1994.

4. By March 1994 the church will consult with the Landmark's Board regarding the possible visual effects that structural reinforcing might have on all or a portion of the building.

5. After completing the steps above, a completed engineer's study will be submitted to the Department of Public Works by August, 1994. The report will establish a sequence for phasing the work with special emphasis on life safety items, including the parapets, in the first phase. The engineers would then proceed with construction and permit documents for the first phase of work.

6. Construction will proceed as soon as possible after the preparation of Phase One documents, including parapet work; procuring an alterations permit; and the selection of a General Contractor.

SUMMARY

On behalf of the congregation of St. Mark's Lutheran Church, I request that the 180 day deadline be extended so that we can comply with the parapet ordinance as we comprehensively reinforce our historic landmark. St. Mark's is certainly one of the leaders of those congregations who are faced with U.M.B. compliance. An extension of the parapet anchorage deadline will allow us to continue on our established course of action. Your positive response to our appeal will allow us to use our limited resources to improve life safety, complete construction work in a logical sequence and maintain our services to the community.

For additional information or for answers to any questions, please contact Gary Schilling at (415)441-4771.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 09/22/93
PROPERTY ADDRESS:
1135 OFARRELL
BLOCK: 0720 LOT: 028
SEQ: 01 CASE: PPO

ST MARKS EVANG LUTH CHURCH
1111 OFARRELL ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
ST MARKS EVANG LUTH CHURCH

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 163530

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/22/93 in accordance with the DPW HEARING ORDER NO. 161969.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/19/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/22/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(19)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Ma Lok Kwan
Address 1501 Innes Av.
San Francisco, CA 94124

PROPERTY ADDRESS 1501 Innes Av.
BLOCK 5273 LOT 001
HEARING DATE February 23, 1994
APPEAL NUMBER 6513
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall. (Appellant should bring a Chinese interpreter at the hearing.)

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: MArch 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Ma Lok Kwan

1501 Innés Av.

San Francisco, CA 94124

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1501 Innes Av.

BLOCK 5273 LOT 001

APPEAL NO. 6513 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 9, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

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riginal Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MA LOK KWAN
Appellant

Appeal Number 6513

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 1501 Jones Av, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Directors order to correct violation within 30 days

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I am also a unemployment and suffering from diabetes and no medical insurance. The rooms downstairs are occupied by the immediate family of seven members and not rented out to outsiders. I am seeking a Life Time Moriatorium on the premises. The rooms downstairs are existing when I bought the house in 1988.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

Ma Lok Kwan
1501 Jones Av
SF CA 94121 Tel. No. 648-3379

Date 11/9/93

Signature (Print Name Below)

22

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/29/93
PROPERTY ADDRESS:
1501 INNES AV
BLOCK: 5273 LOT: 001
SEQ: 01 CASE: DCO

MA LOK KWAN
1501 INNES AV
SAN FRANCISCO CA
94124

OWNER'S NAME:
MA LOK KWAN & YAN QIN HE

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163939

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/20/93 in accordance with the DPW HEARING ORDER NO. 162604.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/16/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/20/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

ppellant Leonora A. Boston
ddress 28 Liebig St.
San Francisco, CA 94112

PROPERTY ADDRESS 28 Liebig St.
BLOCK 7159 LOT 051
HEARING DATE February 23, 1994
APPEAL NUMBER 6514
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

ATE MAILED: March 9, 1994

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Boston Leonora A

28 Liebig St.

San Francisco, CA 94112

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 28 Liebig St.

BLOCK 7159 LOT 051

APPEAL NO. 6514 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 15, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

25

riginal Notice of Hearing is sent to Appellant

15 (Rev. 9/87)

5 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

LEONORA A. BOSTON
Appellant

Appeal Number 6514

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 10/22/93.

(2) The affected premises are located at 28 Liebig St., San Francisco. They contain 2 Flats dwelling units and - rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

This appeal is in regard the the"Order of Abatement Under Section 203-203 R. of the Building Code Regular Order No. 163806. That more time is requested to do the repairs on the building as required by the Department of Public Works, dated, dated 6/13/90.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The relief is that more time is granted to comply with the the requirements of the Department of Public Works to avoid the imposition of abatement. The time needed to make the repairs is twelve months, no less. The suggested repairs should be reduced to be workable and fair.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above 28 Liebig St., San Francisco, Ca 94112.

(6) The official address of the undersigned is:
28 Liebig Street, San Francisco, Calif. 94112

Tel. No. (415) 991-7413

Date Nov. 15, 1993

Leonora A. Boston
Signature (Print Name Below)
LEONORA A. BOSTON

26

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/22/93
PROPERTY ADDRESS:
28 LIEBIG ST
BLOCK: 7159 LOT: 051
SEQ: 01 CASE: DCO

BOSTON LEONORA A
28 LIEBIG ST
SAN FRANCISCO CA
94112

OWNER'S NAME:
BOSTON LEONORA A 1/2

INSPECTOR: B TOM 558-6199
DISTRICT: CT: 262

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163806

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/13/93 in accordance with the DPW HEARING ORDER NO. 162705.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/09/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/13/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

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P20-D20-007

(415)558-~~6220~~ 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: Li Wei Chang & Wei Yan
Address: 1515 Innes Av.
San Fran cisco, CA 94124

PROPERTY ADDRESS 1515 Innes Av.
BLOCK 5273 LOT 027
HEARING DATE February 23, 1994
APPEAL NUMBER 6515
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall. (Appellant should bring a Chinese interpreter at the hearing.)

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: March 9, 1994

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

:E OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Li Wei Chang & Wei Yan
1515 Innes Av.
San Francisco, CA 94124

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1515 Innes Av.

BLOCK 5273 LOT 027

APPEAL NO. 6515 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 19, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

riginal Notice of Hearing is sent to Appellant

29

15 (Rev. 9/87)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

LI WEI Chang & WEI YAN
Appellant

Appeal Number 6515

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on OCTOBER 20, 1993.

(2) The affected premises are located at 1515 INNES AVENUE, San Francisco. They contain ONE dwelling units and SEVEN rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

A storage room was built in the basement without obtaining building permit.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Building permit applied.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner ~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

~~WEI~~ 1515 INNES AVENUE
SAN FRANCISCO, CA 94124
Tel. No. (415) 282-4843

Date Nov. 17, 1993

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X [signature]
Signature (Print Name Below)
LI WEI CHANG

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

Office of the Director
APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 1515 INNES AVENUE

BLOCK: 5273 LOT: 027
SEQ: 01 CASE: DCO

OWNER'S NAME:
LI WEI CHANG & WEI YAN

LI WEI CHANG & WEI YAN
1515 INNES AVENUE
SAN FRANCISCO, CA 94124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,940

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 20, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,605. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 16, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 20 1993

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY

50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

pellant Sherman House Associates
dress 2160 Green Street
San Francisco, CA 94123

PROPERTY ADDRESS 2160 Green St.
BLOCK 0540 LOT 030
HEARING DATE February 23, 1994
APPEAL NUMBER 6518
INSPECTOR Robert Noelke, CED

ATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall. Board Secretary Neil G. Rains is to request that Thomas Lehane, Chief Plumbing Inspector, appear at the next meeting to provide the Board with technical details of the sewer system.

cc: Toni Atlegree
494 27th Ave., #58
San Francisco, CA 94121

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

MAILED: March 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Sherman House Associates
2160 Green Street
San Francisco, CA 94123

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2160 Green St.

BLOCK 0540 LOT 030

APPEAL NO. 6518 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on ec. 9, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

c: Toni Atlegree
494 27th Av., #58
San Francisco, CA 94121

riginal Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

15 (Rev. 9/87)

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Sherman Hom
Appellant

Appeal Number 6518

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 6th 1993.

(2) The affected premises are located at 2160 Green ST, San Francisco. They contain Hotel dwelling units and 14 Rooms rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

- Plumbing Abatement
- It is taking much longer to complete the work than expected.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I would like 90 more days to complete the work.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent, Maintenance Man.

(6) The official address of the undersigned is:

494 27th Av #58
SF CA 94121
563-3600 Tel. No. 752-4359

Date 12-9-93

Signature (Print Name Below)
Toni-Allegree
CALLEGRE
GREE

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco **Department of Public Work**

Office of the Direct

ADDRESS: 2160 GREEN STREET

BLOCK: 0540 LOT: 030
SEQ: 01 CASE: DCO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56

SHERMAN HOUSE ASSOCIATES

SHERMAN HOUSE ASSOCIATES
2160 GREEN STREET
SAN FRANCISCO, CA 94123

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,733

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,994. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 60 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 15, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

ppellant Jose F. & Marta A. Olmedo
dress 258 San Carlos Street
San Francisco, CA 94110

PROPERTY ADDRESS 256-258 San Carlos St.
BLOCK 3596 LOT 044
HEARING DATE February 23, 1994
APPEAL NUMBER 6519
INSPECTOR Robert Noelke, CED

ATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

EARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

T MAILED: March 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

:E OF THE SECRETARY

?ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

:llant's Name & Mailing Address:

Olmedo Jose F & Marta A
258 San Carlos Street
San Francisco, CA 94110

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 256-258 San Carlos St.

BLOCK 3596 LOT 044

APPEAL NO. 6519 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 16, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any nents and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

ire entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

(33)

riginal Notice of Hearing is sent to Appellant

15 (Rev. 9/87)

5 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
460 McAllister St.
an Francisco, CA 94102
Tel. No. 558-6454
ILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Almedo Jose F & Marta A.
Appellant

Appeal Number 6519

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11/10/93.

(2) The affected premises are located at 256 - 258 San Carlos St. San Francisco. They contain 2 dwelling units and 6 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
Contruction of stairs at the rear of the lot.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
The stairs need to be Redisigned for code Requirement.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
256 San Carlos St.
San Francisco. CA. 94110.
Tel. No. 415-8249146

(34)

Date 12/16/93

José S. Almedo
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56

ADDRESS: 256-258 SAN CARLOS STREET

BLOCK: 3596 LOT: 044
SEQ: 01 CASE: BWO

OWNER'S NAME:
OLMEDO JOSE F & MARTA A

OLMEDO JOSE F & MARTA A
258 SAN CARLOS STREET
SAN FRANCISCO, CA 94110

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,213

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 10, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,806. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

. 30 DAYS TO FILE FOR A BUILDING PERMIT.
. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

PPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER AY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS BTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. 558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS F DECEMBER 7, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

ILE (2)
WNER
BI (3) (1 signed)

PPROVED: NOVEMBER 10, 1993

(35)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant James W. Dixon
c/o Roberts Corned Meats Inc.
Address 1030 Bryant Street
San Francisco, CA 94103

PROPERTY ADDRESS 1030 Bryant St.
BLOCK 3757 LOT 027
HEARING DATE February 23, 1994
APPEAL NUMBER 6506
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that the Appellant is to complete all required work within thirty (30) days. If work has been completed, the case will be taken off the calendar.

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94103

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: March 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: James W. Dixon c/o Roberts Corned Meats Inc.
Address: 1030 Bryant Street
San Francisco, CA 94103

PROPERTY ADDRESS 1030 Bryant St.
BLOCK 3757 LOT 027
HEARING DATE January 26, 1994
APPEAL NUMBER 6506
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on February 23, 1994.

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94103

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: February 11, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Dixon, James W.
c/o Roberts Corned Meats Inc.
1030 Bryant Street
San Francisco, CA 94103

Date: January 5, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1030 Bryant St.

BLOCK 3757 LOT 027

APPEAL NO. 6506 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 9/8/93, will be heard by the Board at 1:30 p.m. on January 26, 1994 i Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94103

* Original Notice of Hearing was sent to Appellant and a copy is sent to Appellant's agent.

57

PD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
160 Manchester St.
San Francisco, CA 94102
Tel. No. ~~554-8742~~ 558-6454
FILING FEE: $56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Patrick Buscovich
Appellant

Appeal Number 6506

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8/25/93.

(2) The affected premises are located at 1030 Bryant, San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I am appealing the Director's order to complete the parapet bracing in 90 days. Attach is BBI Code Ruling allowing parapet work to be defered until the full seismic work is required.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Based upon the BBI Code Ruling, I had asked that I be granted a 30 day continuance from the 8/25/93 director hearing. Due to a miscommunication between Jeff Ma & John Green I was not granted this continuance, I now ask that the abatement appeal board allow me to use the new BBI Code Ruling alowing parapet bracing to be defered.
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
Patrick Buscovich Structural Engineer
1031 Post Street, San Francisco
Tel. No.

Date 9/23

Signature (Print Name Below)
58 Patrick Buscovich

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

cc Jim Dixon 621-2624 FAX 621-2963

City and County of San Francisco

SAN FRANCISCO,CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F430544
SFCC-PUBLIC WORKS
Tuesday, September 07, 1993 12:08:52PM
TOTAL ->
REEL F958 IMAGE 0327

HOUSING INSPECTION DIVISION

DATE: 09/03/93
PROPERTY ADDRESS:
1030 BRYANT ST
BLOCK: 3757 LOT: 027
SEQ: 01 CASE: PPO

DIXON JAMES W
% ROBERTS CORNED MEATS INC
1030 BRYANT ST
SAN FRANCISCO CA 94103

OWNER'S NAME:
DIXON JAMES W

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 163289

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/25/93 in accordance with the DPW HEARING ORDER NO. 162229.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/21/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/25/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY
cAllister St., Room 301
rancisco, CA 94102
-168

NOTICE OF AAB/FTB REHEARING

lant Adams. John C & Gregory

ss 2614 Buchanan Street, #3
San Francisco, CA 94115

Appealing AAB/FTB Decision

Property Address 2614 Buchanan St.

Block 0579 Lot 010

Appeal No. 6489 S-NC-SEQ DIO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

* Original Notice of Rehearing is sent to Appellant and a copy to Appellant's Agent.

36

RCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant Adams, John C & Gregory
Address 2614 Buchanan street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE September 22, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: October 20, 1993

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Adams, John C. & Gregory
Address 2614 Buchanan Street, #3
San Francisco, CA 94115

PROPERTY ADDRESS 2614 Buchanan St.
BLOCK 0579 LOT 010
HEARING DATE July 28, 1993
APPEAL NUMBER 6489
INSPECTOR Robert Noelke, Acting Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for (60) days. The next hearing will be on September 22, 1993 at 1:30 P.M., City Hall, Rm. 282.

cc: Janis Platt
2614 Buchanan St., #2
San Francisco, CA 94115

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: August 6, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Adams, John C. & Gregory

2614 Buchanan Street, #3

San Francisco, CA 94115

Date: July 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2614 Buchanan St.

BLOCK 0579 LOT 010

APPEAL NO. 6489 S-NC-DEQ DIO

INSPECTOR Robert Noelke, Acting Chief

r Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on May 19, 1993, will be heard by the Board at 1:30 p.m. on July 28, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Janis Platt
2614 Buchanan, #2
San Francisco, CA 94115

* Original Notice of Hearing sent to Appellant and a copy was sent to Appelant's Agent.

) 215 (Rev. 9/87)

39

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN ADAMS
Appellant

Appeal Number 6489

GREGORY JOHNSON
JANIS PLATT

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 3/17/93.

(2) The affected premises are located at 2614 BUCHANAN ST, San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

REQUEST FROM RELIEF TO PROVIDE 2ND MEANS OF EGRESS ON 4TH FLOOR DUE TO.
1. REQUIRED IN CONNECTION WITH OTHER CONSTRUCTION WORK WHICH WILL NOT B
2. CURRENT EGRESS GRANDFATHERED IN (1896 BUILDING) UNIT IS A TOWNHOUSE OF EQUAL

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.) (OVER)

REQUEST DELAY IN COMPLIANCE UNTIL REMODELING CONSTRUCTION REQUIRING THIS EGRESS IS UNDERTAKEN.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER, WIFE.

(6) The official address of the undersigned is:

2614 BUCHANAN, #2
SAN FRANCISCO, CA 94115
Tel. No. 415-567-4866

Date 5/19/93

John C Adams
Signature (Print Name Below)
JOHN C. ADAMS
Gregory Johnson

Janis Platt
JANIS PLATT
GREGORY JOHNSON

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

SQUARE FOOTAGE ON BOTH FLOORS, 3RD FLOOR HAS 2 MEANS OF EGRESS, 4TH FLOOR HAS ONE EGRESS AND WOULD BE GRANDFATHERED DUE TO 2 EQUAL FLOORS.

3. OWNER PLANS TO PERFORM CONSTRUCTION WITHIN 2 YEARS. AT SUCH TIME THIS EGRESS WILL BE COMPLETED. IF EGRESS IS COMPLETED NOW IT WILL CAUSE THE OWNER FINANCIAL HARDSHIP AND HAVE TO BE REMOVED AT COMMENCEMENT OF NEW CONSTRUCTION (RE-MODELING) IN TWO YEARS.

City and County of San Francisco | Department of Public

Office of the

ADDRESS: 2614 BUCHANAN STREET

BLOCK: 0579 LOT: 010
SEQ: 01 CASE: DIO

OWNER'S NAME:
ADAMS, JOHN C. 2/3

ADAMS, JOHN C. & GREGORY
2614 BUCHANAN ST., #3
SAN FRANCISCO, CA 94115

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,675

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON MARCH 17, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.160,959. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WASREPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF APRIL 13, 1993

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

(42)

APPROVED: MARCH 17, 1993

554-8742 Room 290 City Hall San Francisco 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY
cAllister St., Room 301
rancisco, CA 94102
-168

NOTICE OF AAB/FTB REHEARING

lant Laughlin Lawrence L.

ss 132 Bertita St.
San Francisco, CA 94112

Appealing AAB/FTB Decision

Property Address 132 Bertita St.

Block 6968 Lot 043

Appeal No. 6501 S-NC-SEQ DDO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Rehearing is sent to Appellant

43

PCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [ ] PRESENT

Appellant Laughlin Lawrence L.
Address 132 Bertita St.
San Francisco, CA 94112

PROPERTY ADDRESS 132 Bertita Street
BLOCK 6968 LOT 043
HEARING DATE November 24, 1993
APPEAL NUMBER 6501
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Laughlin Lawrence L.
132 Bertita St.
San Francisco, CA 94112

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 132 Bertita Street
BLOCK 6968 LOT 043
APPEAL NO. 6501 S-NC-DEQ DDO
INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 7, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

) 215 (Rev. 9/87)

(45)

.5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Lawrence Betty Laughlin
Appellant

Appeal Number 6501

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 132 Bertita st SF, San Francisco. They contain 1 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We can Not afford to make Repairs Eventho the Inspectors put Items on the inspection Report that were not valid. Betty works 6 months year P.O. casua. I Recieve as of Jan 93, 640.00 disability Retirement. We have 15 Children with 7 still at home - and to this point have Kept our pride By Not Recey welf of Any typ

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Request life time moratorium. First I was suckered in By inspector tiran TO File For converting my home into A multi unit (4). Since the seller had the Door covered and were Renting Rooms. This has Been Removed

(Attach additional sheet(s) if necessary.)

Other

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner(s).

(6) The official address of the undersigned is:

Lawrence, Betty Laughlin
132 Bertita st
SF Ca 94112 Tel. No. 415 585 4576

Date Sept 7 93

Lawrence Laughlin
Signature (Print Name Below)

46

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

ABATEMENT FILING
Filed with
Abatement Appeals Board (AAB)
~~1390 Market St., Suite 250~~
San Francisco, CA 94102
Tel. No. ~~554-8742~~ 558-6454
FILING FEE: $56.34

DATE: 08/13/93
PROPERTY ADDRESS:
132 BERTITA ST
BLOCK: 6968 LOT: 043
SEQ: 01 CASE: DDO

460 McAllister st

LAUGHLIN LAWRENCE L
132 BERTITA ST
SAN FRANCISCO CA

941 2

OWNER'S NAME:
LAUGHLIN BETTY M & LAWRENCE L

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 162928

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/04/93 in accordance with the DPW HEARING ORDER NO. 161526.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/31/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/04/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

47

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

Nodke

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY
cAllister St., Room 301
rancisco, CA 94102
168

NOTICE OF AAB/FTB REHEARING

lant Stevenson E R
7314 Rainbow dr., #C
ss Cupertino, CA 94014

Appealing AAB/FTB Decision

Property Address 689-691 Minna St.

Block 3727 Lot 064

Appeal No. 6502 S-NC-SEQ DCO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: R. D. Norris
216 Clement St.
San Francisco,CA 94118

* Original Notice of Rehearing is sent to Appellant and a copy to Appellant's Agent.

48

PCD 215A (12/86)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

RE-HEARING

DIRECTOR'S ORDER

R.D. NORRIS (ER STEVENSON)
Appellant

Appeal Number 6502

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 691 MINNA, San Francisco. They contain 1 dwelling units and NONE rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WANT CERTIFY THAT the STORAGE SHED IS AS BUILT AND IS TO BE USED AS A STORAGE SHED ONLY.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I WAS in Hospital AT TIME & DIDN'T GET THE NOTICE THEIR IN A TENANT WAITING WITH OPTION TO BUY

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 14 1994
CODE ENFORCEMENT DIV.

(6) The official address of the undersigned is:

SAME R.D. NORRIS
216 CLEMENT ST
SF 94118-2408 Tel. No. 752-2799

Date 14 JAN 94

Richard Norris
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

R. NORRIS $56.24 AGAIN.

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant Stevenson E R
Address 7314 Rainbow Dr. #C
Cupertino, CA 94014

PROPERTY ADDRESS 689-691 Minna St.
BLOCK 3727 LOT 064
HEARING DATE November 24, 1993
APPEAL NUMBER 6502
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

cc: R. D. Norris
216 Clement St.
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Stevenson E R
7314 Rainbow Dr. #C
Cupertino, CA 94014

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 689-691 Minna St.

BLOCK 3727 LOT 064

APPEAL NO. 6502 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 15, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: R. D. Norris
216 Clement St.
San francisco, CA 94118

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

51

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

E. R. STEVENSON BY R.D. NORRIS
Appellant

Appeal Number 6502

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on #163245 _____.

(2) The affected premises are located at 691 MINNA ST, San Francisco. They contain ONE dwelling units and No rooming units. DPW HE, OR. No. 162.390

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

A NEW TENNANT HAS AGREED TO TAKE OVER THE BUILDING AND START REPAIRS –
THE BUILDING WAS DAMAGED BY BAD TENNANTS, UNKOWN BY OWNER

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

NEED MORE TIME FOR OWNER REPAIRS

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 691 MINNA.

(6) The official address of the undersigned is:

R.D. NORRIS 216 CLEMENT ST. SF. 94118-2408 / PHONE 752 2799

Tel. No. 415/752.2799

Date 15 SEPT 93

Richard Norris
/Signature/ (Print Name Below)
(52) RICHARD NORRIS

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St. Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $35.24

DATE: 08/27/93
PROPERTY ADDRESS:
689-691 MINNA ST
BLOCK: 3727 LOT: 064
SEQ: 01 CASE: DCO

STEVENSON E R
7314 RAINBOW DR #C
CUPERTINO CA
94014

OWNER'S NAME:
STEVENSON E R

INSPECTOR: _____
DISTRICT: CT: 176

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163245

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/18/93 in accordance with the DPW HEARING ORDER NO. 162390.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/14/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/18/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

53

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant Stevenson E. R.

Address 7314 Rainbow Dr., #C
Cupertino, CA 94014

Appealing AAB/FTB Decision

Property Address
689-691 Minna Street

Block 3727 Lot 064

Appeal No. 3384 S-NC-SEQ DCO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Richard Norris
216 Clement St.
San Francisco, CA 94118

* Original Notice of Rehearing is sent to Appellant and a copy to Appellant's Agent.

MP

54

PCD 215A (12/86)

Abatement Appeals Board (AAB
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

RE HEARING

FRANCHISE TAX BOARD

R NORRIS (ER STEVENSON)
Appellant

Appeal Number 3384

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 691 MINNA, San Francisco. They contain 1 dwelling units and NONE rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 26 1994
CODE ENFORCEMENT DIV.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

I WAS IN HOSPITAL @ TIME & DIDN'T RECEIVE THE NOTICE

THERE IS A TENANT WAITING WITH AN OPTION TO BUY

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

SAME. R NORRIS
216 CLEMENT ST
SF. 94118-2408 Tel. No. 752-2799

Dated: 26 JAN 94

Richard Norris
RICHARD NORRIS
Signature (Print Name Below)

55

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
50 McAllister St., Room 301
San Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Stevenson, E. R.
Address 7314 Rainbow Dr. #C
Cupertino, CA 94014

PROPERTY ADDRESS 689-691 Minna St.
BLOCK 3727 LOT 064
HEARING DATE November 24, 1993
APPEAL NUMBER 3384
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

cc: Richard Norris
216 Clement St.
San Francisco, CA 94118

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Stevenson E. R.
7314 Rainbow Dr. #c
Cupertino, CA 94014

Date: November 12, 1993

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 689-691 Minna St.

BLOCK 3727 LOT 064

APPEAL NO. 3384 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 8, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Richard Norris
216 Clement St.
San Frnacisco, CA 94118

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

57

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
90 Market St., Suite 250
n Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $. 56.24

93-14

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

STEVENSON E.R. R. NORRIS
Appellant

Appeal Number 3384

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 691 MINNA, San Francisco. They contain ONE dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

WE NEED MORE TIME TO DO THE WORK

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WAITING FOR NEW TENANT

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

216 CLEMENT ST. SF. 94118-2408

Tel. No. 752-2799

Dated: 8 SEPT 93

Richard Norris
Signature (Print Name Below)
RICHARD NORRIS

58

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

F THE SECRETARY
Allister St., Room 301
ancisco, CA 94102
68

NOTICE OF AAB/FTB REHEARING

ant Bayani M. Miranda

ss 507 Capp St.
San Francisco, CA 94110

Appealing AAB/FTB Decision

Property Address 14-18 Woodward St.

Block 3532 Lot 043

Appeal No. 3386 S-NC-SEQ DAO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

: Original Notice of Rehearing is sent to Appellant

59

PCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [x] ABSENT
- [ ] PRESENT

Appellant Bayani M. Miranda
Address 507 Capp St.
San Francisco, CA 94110

PROPERTY ADDRESS 14-18 Woodward St.
BLOCK 3532 LOT 043
HEARING DATE January 26, 1994
APPEAL NUMBER 3386
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: February 11, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
50 McAllister St., Room 301
an Francisco, CA 94102
58-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

ppellant Miranda, Bayani M.
ddress 507 Capp St.
San Francisco, CA 94110

PROPERTY ADDRESS 14-18 Woodward St.
BLOCK 3532 LOT 043
HEARING DATE November 24, 1993
APPEAL NUMBER 3386
INSPECTOR Robert Noelke, CED

BATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 26, 1994.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

HEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

TE MAILED: January 4, 1994

61

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Miranda Bayani M
507 Capp St.
San Francisco, CA 94110

Date: November 12, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 14-18 Woodward St.
BLOCK 3532 LOT 043
APPEAL NO. 3386 S-NC-DEQ DAO
INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 19, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

M

62

215 (Rev. 9/87)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

File appeal with
ment Appeals Board (AAB)
30 Market St, Suite 250
n Francisco, CA 94102
Tel. No. 554-3742
ILING FEE: $. 56.24

223

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

BAYANI M MIRANDA
Appellant

Appeal Number 3386

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 14-18 WOODWARD ST, San Francisco. They contain 6 UNITS dwelling units and — rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

PLACED UNDER MY NAME FOR THE PURPOSE TO GET LOAN TO FINISH THE REQUIRED UP CODING OF THE BUILDING — NOTE IT WAS BURNED SEPT 27, 1988.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

TO FINISHED THE REPAIR AS MENTIONED ON (2) FUNDS IS VERY NECESSARY TO CONFORM TO ~~YOUR~~ OFFICE DEMAND. THERE WERE PERMITS FILED FOR REPAIR BUT FUNDS IS THE PROBLEM, WE WERE TRYIN TO SECURE LOANS BUT LENDER REQUIREMENT - COMPLETE FIR

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

178 ALBION STREET
SAN FRANCISCO CA 94110
Tel. No. 787-3900, 387-4804

Dated: _____

Signature (Print Name Below)
BAYANI M MIRANDA

63-F

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Hutcheson Jana
P. O. Box 1233
Mariposa, CA 95338

Date: March 9, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 740 Anderson Street

BLOCK 5811 LOT 013

APPEAL NO. 6521 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

r Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 26, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jana Hutcheson
Appellant

Appeal Number 6521

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9/22/93.

(2) The affected premises are located at 740 Anderson St S.F., San Francisco. They contain 1 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

house is a legal Single Family Dwelling + meets all the requirements
-eof. It was built in 1905 + all deviations from SF Bldg Code
were extant prior to 1956 + do not constitute a health hazard
myself or others. Any property line encroachments or set
variations are grandfathered in + exceed the time requirements
gaining prescriptive easements. under Sect. 407 © of UBC —

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

① I was not at hearing order No. 162275 + do not know
specifics of case, but I believe as stated above that my house
a legal single family dwelling + that I live there with my legal
mily". Sect 407(C) UBC, 1992.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Jana Hutcheson 740 Anderson, S.F. 94110

(6) The official address of the undersigned is:

P.O. Box 1233
Mariposa CA 95338
Tel. No. (209) 742-6324

at a prior date, I have reserved my rights under U.C.C. 1-207, all inclusive.

Date 10/25/93

Jana Hutcheson
Signature (Print Name Below)
Jana Hutcheson ck #2923 $56.24

②

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(cont)
as ammended in 1992,
I live in my house with my "family".
The assertions made in the first clause complaint are not true nor are they timely. The reliable citizen informant test" was also not taken with this complaint.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/01/93
PROPERTY ADDRESS:
740 ANDERSON ST
BLOCK: 5811 LOT: 013
SEQ: 01 CASE: DCO

HUTCHESON JANA
P O BOX 1233
MARIPOSA CA
95338

OWNER'S NAME:
HUTCHESON JANA &

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163539

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/22/93 in accordance with the DPW HEARING ORDER NO. 162275.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/19/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/22/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(4)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Korean American Dev. Corp.
745 Buchanan Street
San Francisco, CA 94102

Attention: William Buck

Date: March 9, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 745 Buchanan St.

BLOCK 0805 LOT 001

APPEAL NO. 6522 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

: Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 16, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: David Park, Director
Korean American Dev. Corp.
745 Buchanan St.
San Francisco, CA 94102

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

215 (Rev. 9/87) (5)

1) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Korean American Dev. Corporation
Appellant

Appeal Number 6522

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/15/93.

(2) The affected premises are located at 745 Buchanan St., San Francisco. They contain 0 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Failure to comply with parapet inspection notice to reinforce the brick parapet on the roof dated 3-30-92 and the failure to obtain the building permit required.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

This non-profit organization is in the process of securing the funding necessary, but the directors of the board do not have the fund to initiate the above notice. We ask for the mercy of the appeal board to hold the administrative action until the board can secure the fund to take care of the notice above.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner (board of directors).

(6) The official address of the undersigned is:

Korean American Community Center
745 Buchanan St., S.F., CA 94102

Tel. No. 415-252-1346

(care of David Park, director)

Date 12 - 16 - 93.

William Buck
Signature (Print Name Below)
William Buck

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

Department of Public Works

Office of the Director

ADDRESS: 745 BUCHANAN STREET

BLOCK: 0805 LOT: 001
SEQ: 01 CASE: PPO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.00

KOREAN AMERICAN DEV. CORP.
745 BUCHANAN STREET
SAN FRANCISCO, CA 94102

OWNER'S NAME:
KOREAN AMERICAN DEV. CORP.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,742

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,515. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 90 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S.F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 15, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

APPROVED: OCTOBER 6, 1993

7

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Michael Barbara M.
c/o Marie Jachens
305 Eureka Street
San Francisco, CA 94114

Date: March 9, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 305 Eureka Street

BLOCK 2750 LOT 036

APPEAL NO. 6523 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 17, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PD 215 (Rev. 9/87)

(8)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

Bof A #3388

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Barbara M. Michael
Appellant

Appeal Number 6523

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11/10/93.

(2) The affected premises are located at 305 Eureka St., San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
In the mid 1970's, the former owner hired General Contractor Leonard Salomon to replace the 51" x 98" soundproof partition wall which originally divided the upper level of the 305 Eureka St. building into 2 separate units. →

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
I believe that the necessary permit to return the 305 Eureka Street upper level to 2 separate units should be granted because:
a) the partition wall returns the →
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above 305 Eureka St building

(6) The official address of the undersigned is:
305 Eureka St., San Francisco, Ca 94114
8290 Oak Knoll Dr, Granite Bay, Ca. 95746 (business)
Tel. No. (residence)
S.F. Tel No. (415) 647-6373
Granite Bay Tel No (916) 791-1968

Date 12/17/93

Barbara M. Michael
Signature (Print Name Below)
Barbara M. Michael

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(3) cont.

The license certificate required by the City & County of San Francisco showed a discrepancy between the license record and the actual number of units in the 305 Eureka St. building.

In discussing this matter with the S. F. License Bureau staff members recommended referral to a city inspector, to which I agreed.

Inspector Barlow requested an inspection of the entire building, which was agreeable to me.

Inspector Barlow declared 305A Eureka Street to be an illegal apartment.

(2 photos enclosed)

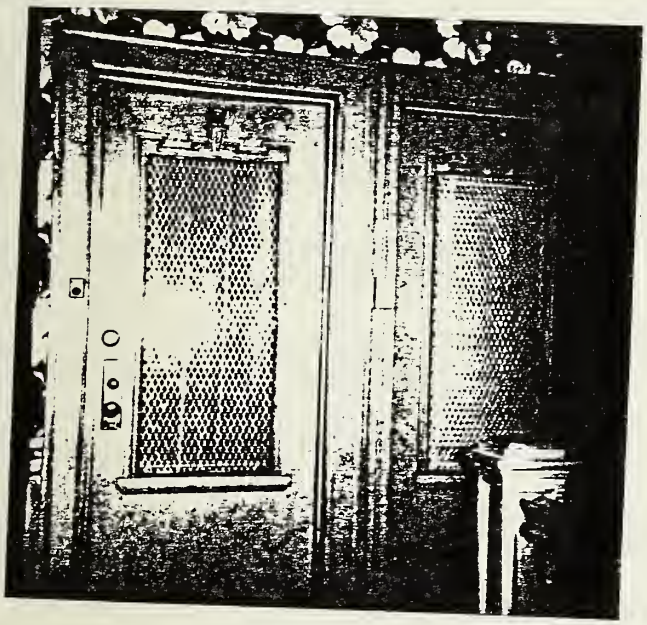
(4) cont.

305 upper level to its original state

b) the action was taken by a former owner

c) the actual replacement was executed by a licensed San Francisco general contractor.

305 A Apartment
305 Eureka St. Building
owned by
Barbara M. Michael
(415) 647-6373 or
(916) 791-1968 (collect)



Exterior View of the original 305 + 305 A Units.
The partition wall in question is between the two doors - immediately behind them + at right angles to the inside of the entrance doors.

Interior View of the 305A unit showing the 51"x 98" soundproof partition in center of photo.
The entry door shown above is to left + rear of photo.

ADDRESS: 305 EUREKA STREET

BLOCK: 2750 LOT: 036
SEQ: 01 CASE: DIO

OWNER'S NAME:
MICHAEL BARBARA M.

MICHAEL BARBARA M.
% MARIE JACHENS
305 EUREKA STREET
SAN FRANCISCO, CA 94114

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,223

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 10, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,787. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 90 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 7, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 10, 1993

1 SF DEPT. OF PUBLIC WORK

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3/23/94

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 374
March 23, 1994
Room 282, City Hall at 1:30 P.M.

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BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB
Robert Noelke - Housing Inspector

ABATEMENT APPEALS CONTINUED HEARINGS:

#6511 1135 O'Farrell Street
St. Marks Evan. Luth. Church
c/o Gary Schilling
(Present)

DECISION: The case is continued for another thirty (30) days to obtain letter from BBI engineer as to merger of parapet reinforcement and seismic upgrade. The next hearing will be on April 27, 1994.

#6513 1501 Innes Avenue
Ma Lok Kwan
(Present)

DECISION: The case is continued for another thirty (30) days (for inspection of the property). The next hearing will be on April 27, 1994.

#6514 28 Liebig Street
Leonora A. Boston
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6515 1515 Innes Avenue
Li Wei Chang & Wei Yan
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days after the permit is issued. If all required work is not done according to decision, case will be referred to the City Attorney's Office for code enforcement.

#6518 2160 Green Street
Sherman house Associates
c/o Toni Atlegree
(Present)

DECISION: The appeal is granted with the stipulation that Appellant is to install one grease trap within thirty (30) days with permit. Case is to be monitored for the next six (6) months. If problem reccurs, case will be recalendared. Referral to City Attorney held pending results of above requirement.

#6519 256-258 San Carlos Street
Jose F. & Marta A. Olmedo
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed and issuance of Certificate of Completion by the inspector within ninety (90) days. The case will be referred to the City Attorney if the above is not done by June 22, 1994.

#6506 1030 Bryant Street
Patrick Buscovich
(Absent)

FINDING: Case is abated.

#6589 2614 Buchanan Street
John C. & Gregory Adams
c/o Janis Platt
(Present)

DECISION: The appeal is granted. Appellant is to apply for a permit to create a second means of egress for 4th floor of occupancy. If not approved, case to be recalendared.

#6501 132 Bertita Street
Lawrence L. Laughlin
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on May 25, 1994.

#6502 689-691 Minna Street
E. R. Stevenson
c/o R. D. Norris
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by May 23, 1994.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3384 689-691 Minna Street
E. R. Stevenson
c/o Richard Norris
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by May 23, 1994.

#3386 14-18 Woodward Street
Bayani M. Miranda
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred eighty (180) days and a Certificate of Occupancy must be issued before the building can be reoccupied.

ABATEMENT APPEALS:

#6521 740 Anderson Street
Jana Hutcheson
(Present)

DECISION: The case is continued for thirty (30) days to do a reinspection to determine if there are two illegal units. The next hearing will be on April 27, 1994.

#6522 745 Buchanan Street
Korean American Dev. Corp.
c/o David Park & William Buck
(Present)

FINDING: The case is continued for thirty (30) days to determine if parapet reinforcing can be merged with seismic upgrade. The next hearing will be on April 27, 1994.

#6523 305 Eureka Street
Barbara M. Michael
c/o Marie Jachens
(Present)

DECISION: The case is continued for thirty (30) days (Appellant is to obtain information from the water department and other sources to determine if the unit is legal). The next hearing will be on April 27, 1994.

Neil G. Rains, AIA
Acting Secretary

RN:ts RTN

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, C.I. Program, BBI
Public Library, c/o Government Documents Department
CED Record Clerk
Board of Permit Appeals, City Hall, Rm. 154-A
San Francisco Fire Department
San Francisco Public Health Dep't., Rm. 217
File

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PUBLIC LIBRARY

AGENDA

ABATEMENT APPEALS BOARD (AAB)

WEDNESDAY, APRIL 27, 1994
1:30 P.M., ROOM 282, CITY HALL

MATTERS FOR CONSIDERATION

A. OPEN BOARD DISCUSSION:

Topics of current interest to Board Members.

B. APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement

1. Case No. 6511 - 1135 O'Farrell Street
St. Marks Evan. Luth. Church
Gary Schilling, Engineer

Case continued to determine if the parapet safety work can be merged with seismic upgrade of building.

2. Case No. 6512 - 1365 12th Avenue
Huynh Chau Ly

Case continued for off-street parking variance from City Planning. Variance granted. Time required to process building permit.

3. Case No. 6513 - 1501 Innes Avenue
Ma Lok Kwan

Case continued to determine if there is a life hazard because the owner is requesting a Lifetime Moratorium.

4. Case No. 6521 - 740 Anderson Street
Jane Hutcheson

Case continued to determine if there are illegal units and/or floors of occupancy.

5. Case No. 6522 - 745 Buchanan Street
Korean American Dev. Corp.
c/o David Park and William Buck

Case continued to determine if parapet safety work can be merged with seismic upgrade of building.

6. Case No. 6523 - 305 Eureka Street
Barbara M. Michael
c/o Marie Jachens

Case continued to allow owner to obtain verifiable records of fourth unit.

C. NEW APPEALS: Order of Abatement

1. Case No. 6524 - 1955-1975 Post Street
Jones Memorial Methodist Church
c/o Markita D. Cooper, Jimmie L. Toliver
and Dr. James McCray, Jr.

Appealing for more time to comply with Parapet Safety Ordinance.

2. Case No. 6525 - 525 Edinburgh Street
Raymond C. Tribble

Appealing for more time to comply with Order of Abatement.

3. Case No. 6526 - 3779-81 25th Street
Albert W. & Patricia Cobb
c/o Andy Forrest

Appealing for more time to remove fourth unit through the permit process.

4. Case No. 6527 - 2435 Union Street
   Delucchi Mario & Kathleen Tr.
   c/o Jan Emerson

   Appellant contends all work completed and need final inspection.

5. Case No. 6528 - 507 Capp Street
   Jose M. Miranda

   Day care use in ground level without permit.

6. Case No. 6529 - 299 Santa Paula Avenue
   Janet W. Griggs

   Electrical permit expired.

7. Case No. 6530 - 256-258 San Carlos Street
   Jose S. Olmedo

   Construction of rear staircase without permit.

8. Case No. 6531 - 133-145 Turk Street
   Maybill Properties
   c/o James H. Ludlow & Richard Frankoni

   Conversion of portion of basement without permit.

PUBLIC COMMENT: At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary
Abatement Appeals Board
John McNulty, Senior Building
Inspector, CED
Robert Noelke, Housing Inspector

BN/ml

cc: AAB Members
Superintendent, BBI
Assistant Superintendent, HID, BBI
Assistant Superintendent, C.I.Program, BBI
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
CED Record Clerk
Public Library, c/o Government Documents Dep't.
File - 2 extra copies
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 154A
SF Fire Department
SF Public Health Dep't - Rm. 217
Posting Copy for City Hall

See attached sheet for important information concerning access for the disabled to the hearing room.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant St. Mark's Evang Luth Church
Address 1111 O'Farrell St.
San Francisco, CA 94109

PROPERTY ADDRESS 1135 O'Farrell St.
BLOCK 0720 LOT 028
HEARING DATE March 23, 1994
APPEAL NUMBER 6511
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for another thirty (30) days to obtain letter from BBI engineer as to merger of parapet reinforcement and seismic upgrade. The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

cc: Gary Schilling
St. Mark's Lutheran Church
1111 O'Farrell St.
San Francisco, CA 94109

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant St. Marks Evang Luth Church
Address 1111 O'Farrell St.
San Francisco, CA 94109

PROPERTY ADDRESS 1135 O'Farrell St.
BLOCK 0720 LOT 028
HEARING DATE February 23, 1994
APPEAL NUMBER 6511
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall.

cc: Gary Schilling
St. Mark's Lutheran Church
1111 O'Farrell St.
San Francisco, CA 94109

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: March 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY

OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

St. Marks Evang Luth Church

1111 O'Farrell St.

San Francisco, CA 94109

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1135 O'Farrell St.

BLOCK 0720 LOT 028

APPEAL NO. 6511 S-NC-DEQ PP

INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 29, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Gary Schilling
St. Mark's Lutheran Church
1111 O'Farrell St.
San Francisco, CA 94109

3

* Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agent.

) 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

St.Mark's Evangelical Lutheran Church
Appellant

Appeal Number 6511
Order Number 163530

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 22, 1993.

(2) The affected premises are located at 1135 O'Farrell Street, San Francisco. They contain NO dwelling units and NO rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

St. Mark's appeals the Directors decision to require reinforcing the church buildings parapets within 180 days.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Please see attachment #1

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(6) The official address of the undersigned is:

Gary Schilling, St. Mark's Lutheran Church
1111 O'Farrell Street, San Francisco, CA 94109
(Gary Schilling's office phone) Tel. No. (415) 441-4771

Date October 29, 1993

Gary Schilling
Signature (Print Name Below)
Gary Schilling
Property Committee Chairman

4

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

ATTACHMENT # 1

STATEMENT OF APPEAL

ITEM #4

St. Mark's Evangelical Lutheran Church is appealing the decision of Director John E. Cribbs issued on September 22, 1993. In the decision, Director Cribbs ordered St. Mark's to anchor the church building's parapets within 180 days. St. Mark's requests that the Abatement Appeals Board reconsider this decision based on the following information:

HISTORICAL BACKGROUND

St. Mark's, the oldest Lutheran congregation in the western United States, was founded in 1849. The present church building, a San Francisco landmark, was dedicated in 1895. In 1906, the structure served as a first aid center for victims of the Great Earthquake. It should be noted that the building withstood the 1989 Loma Prieta earthquake with no apparent structural damage. Today, St. Mark's ministry in the community included programs for Seniors and Tenderloin children, assistance for people with AIDS, and offering shelter to homeless men. Our facilities, especially the church building, are essential for us to continue those vital programs which benefit our city and our neighborhood.

U.M.B STATUS

As owners of an Unreinforced Masonry Building (U.M.B.), St. Mark's has actively worked toward reinforcing our historic structure. A report prepared by Forell/Elsesser Engineers in 1990 evaluates the church structure and proposes a reinforcement design for the building. The engineers report has been given to the Bureau of Building Inspection along with the results of the masonry bed joint shear test. The test, performed in May 1993, produced shear values which are within a moderate quality range.

St. Mark's has taken additional action toward seismic reinforcement since the Director's hearing in September. The St. Mark's Church Council has voted in favor of renovating and reinforcing the church building. A special committee was established to research financing and begin fundraising. Appraisals of church assets were obtained and a capital campaign specialist was consulted. This finance committee is to present a specific plan for approval at the annual congregational meeting in January. The approaching centennial anniversaries of the cornerstone laying and the dedication offer significant rallying points for fundraising and construction goals.

PARAPET STATUS

The building parapets are relatively low, ranging from 8" to 24" above the finished roof but exceeding the allowable unbraced height to width ratio of 1.5 to 1. The parapets are well maintained and presently exhibit no signs of distress. Through-wall bolted connections with large steel plate washers are visible at the roof line on the building exterior at each roof truss location, approximately 12'0" on center.

As part of the U.M.B. upgrading of the structure Forell/Elsesser has proposed center coring the masonry walls as an overall approach which includes the parapets. This solution combined with anchors to a new roof diaphragm would reinforce the parapets and side walls while leaving the landmarked exterior and unique interior finishes intact. An immediate more conventional parapet anchorage would require alternate methods and construction that might not be compatible with our comprehensive compliance with U.M.B. ordinance, or the church's requirements to comply with its San Francisco landmark status.

PLAN OF ACTION

It is proposed that the U.M.B. and Parapet Ordinance be complied with simultaneously. In preparation for compliance with the U.M.B. and Parapet Ordinances, St. Mark's will take the following action in the coming months.

1. The U.M.B. Inventory Form will be submitted this year.

2. During 1993 the building will be investigated for the presence of asbestos or other hazardous materials.

3. The foundations will be explored by March 1994.

4. By March 1994 the church will consult with the Landmark's Board regarding the possible visual effects that structural reinforcing might have on all or a portion of the building.

5. After completing the steps above, a completed engineer's study will be submitted to the Department of Public Works by August, 1994. The report will establish a sequence for phasing the work with special emphasis on life safety items, including the parapets, in the first phase. The engineers would then proceed with construction and permit documents for the first phase of work.

6. Construction will proceed as soon as possible after the preparation of Phase One documents, including parapet work; procuring an alterations permit; and the selection of a General Contractor.

SUMMARY

On behalf of the congregation of St. Mark's Lutheran Church, I request that the 180 day deadline be extended so that we can comply with the parapet ordinance as we comprehensively reinforce our historic landmark. St. Mark's is certainly one of the leaders of those congregations who are faced with U.M.B. compliance. An extension of the parapet anchorage deadline will allow us to continue on our established course of action. Your positive response to our appeal will allow us to use our limited resources to improve life safety, complete construction work in a logical sequence and maintain our services to the community.

For additional information or for answers to any questions, please contact Gary Schilling at (415)441-4771.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 09/22/93
PROPERTY ADDRESS:
1135 OFARRELL
BLOCK: 0720 LOT: 028
SEQ: 01 CASE: PPO

ST MARKS EVANG LUTH CHURCH
1111 OFARRELL ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
ST MARKS EVANG LUTH CHURCH

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 163530

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/22/93 in accordance with the DPW HEARING ORDER NO. 161969.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/19/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/22/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

(8)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Huynh Chau L & My-Ngo T
Address 1365 12th Avenue
San Francisco, CA 94122

PROPERTY ADDRESS 1365 12th Avenue
BLOCK 1767 LOT 016
HEARING DATE February 23, 1994
APPEAL NUMBER 6512
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on April 27, 1994 at 1:30 P.M., Room 282, City Hall.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: March 9, 1994

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Huynh Chau L & My-Ngo T

1365 - 12th Avenue

San Francisco, CA 94122

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1365 12th Av.

BLOCK 1767 LOT 016

APPEAL NO. 6512 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on ctober 21, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

10

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
190 Market St, Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

460 McAllister

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Huynh Chau Ly
Appellant

Appeal Number 6512

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 1365 12th Ave, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We are hereby to request to amend Director's of 90 days to meet City Planning and other City Agency Requirements to the time required by the Department of City Planning to render a decision on Variance Case # 93.518 V.

The Variance was heard on last September 22, 1993.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

1365 - 12th Ave
SAN FRANCISCO, CA 94122
Tel. No. Home (415) 664-1491
Work (415) 476 4903

Date Oct. 13-93

Signature (Print Name Below)

(11)

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

To MR JOHN E CRIBBS,

s DOC - F444051 have been TRANSFERED
o VARIANCE case 93.518V AND
Hearing date Sept. 22nd-93 at 10Am Rm 605.

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F444051
SFCC-PUBLIC WORKS
Tuesday, September 21, 1993 11:12:01am
TOTAL ->
REEL F968 IMAGE 0482

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 1365 - 12TH AVENUE

BLOCK: 1767 LOT: 016
SEQ: 01 CASE: BWO

HUYNH CHAU L. & MY-NGO T.
1365 - 12TH AVENUE
SAN FRANCISCO, CA 94122

OWNER'S NAME:
HUYNH CHAU L. & MY-NGO T.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,394

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 8, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,856. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 90 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 5, 1993.

(12)

FILE (2)

JOHN E. CRIBBS

NOTICE OF INCOMPLETE APPLICATION

DATE: August 24, 1993

TO: Chau Ly Huynh
1365 - 12th Avenue
San Francisco, CA 94122

FROM: Intake Planner Paul L. Rosetter

SUBJECT: Case No. 93.518V
1365 12TH AV
Interview Date: 8/24/93

On the above-listed interview date, you submitted an application to the Department of City Planning for a project that was given the case number noted above. Your application fee was calculated to be $1,110.00.

This fee was based on a construction cost estimate of $1,500.00.

The following is a list of materials to be submitted with City Planning applications. Certain necessary materials (identified as "Required" below) are missing from your application. Your application cannot be deemed complete until all required items are submitted.

MATERIAL CHECKLIST

Application, with all blanks filled in	Submitted
300-foot radius map/adjacent owners	Submitted
Address labels (original)	Submitted
Address labels (copy of the above)	Submitted
Site Plan	Submitted
Floor Plan	Submitted
Elevations	Submitted
Section 303 Requirements (shown on info sheet)	Not Necessary
Prop. M Findings	Submitted
Photographs	Required
Check payable to Dept. of City Planning	Submitted
Application signed by owner or agent	Submitted
Letter of authorization for agent	Not Necessary

If you have any questions, please call 558-6377, 10 a.m.-noon or 1-5 p.m., and provide the information desk planner with the case number noted above.

VARIANCE INFORMATION

Case No. 93. 518V

Hearing Date, Time and Room: Sept. 22nd 93 10Am Rm 605

Due to the number of site visits, please allow
30 to 45 minutes leeway after site visit time

Site Visit Date and Time: Sept 2nd 93 10Am

Posting Date for Poster: Sept 2nd 93

Bring completed Notice of Posting to Variance hearing and give to Variance Planner when your case is called.

PLEASE NOTE:

Your case has been transferred to the Variance Section. The Variance Planner assigned to your case is AUGUSTINE FALLAY. Please refer all questions to the assigned Variance planner at (415) 558-6367. Thanks.

MJF:pg\n:\variance\Instructions\5

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Ma Lok Kwan
Address 1501 Innes Av.
San Francisco, CA 94124

PROPERTY ADDRESS 1501 Innes Ave.
BLOCK 5273 LOT 001
HEARING DATE March 23, 1994
APPEAL NUMBER 6513
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for another thirty (30) days (for inspection of the property). The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Ma Lok Kwan
Address 1501 Innes Av.
San Francisco, CA 94124

PROPERTY ADDRESS 1501 Innes Av.
BLOCK 5273 LOT 001
HEARING DATE February 23, 1994
APPEAL NUMBER 6513
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on March 23, 1994 at 1:30 P.M., Room 282, City Hall. (Appellant should bring a Chinese interpreter at the hearing.)

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: MArch 9, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Ma Lok Kwan
1501 Innes Av.
San Francisco, CA 94124

Date: February 10, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1501 Innes Av.
BLOCK 5273 LOT 001
APPEAL NO. 6513 S-NC-DEQ DCO
INSPECTOR Robert Noelke, CED

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 9, 1993, will be heard by the Board at 1:30 p.m. on February 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

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Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MA LOK KWAN
Appellant

Appeal Number 6513

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 1501 Jones Av, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Directors order to correct violation within 30 days

~~There are~~

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I am on a unemployment and ~~of~~ suffering from diabetes and no medical insurance. The rooms downstairs are occupied by the immediate family ~~on~~ of seven members and not rented out to outsiders. I am seeking a Life Time Moriatorium on the premises. The rooms downstairs are existing when I bought the house in 1988.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

Ma Lok Kwan
1501 Jones Av
SF CA 94121 Tel. No. 648-3379

Date 11/9/93

Signature (Print Name Below)

18

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/29/93
PROPERTY ADDRESS:
1501 INNES AV
BLOCK: 5273 LOT: 001
SEQ: 01 CASE: DCO

MA LOK KWAN
1501 INNES AV
SAN FRANCISCO CA
94124

OWNER'S NAME:
MA LOK KWAN & YAN QIN HE

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163939

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/20/93 in accordance with the DPW HEARING ORDER NO. 162604.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/16/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/20/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Jana Hutcheson
Address P. O. Box 1233
Mariposa, CA 95338

PROPERTY ADDRESS 740 Anderson Street
BLOCK 5811 LOT 013
HEARING DATE March 23, 1994
APPEAL NUMBER 6521
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days to do a reinspection to determine if there are two illegal units. The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

DPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Hutcheson Jana
P. O. Box 1233
Mariposa, CA 95338

Date: March 9, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 740 Anderson Street

BLOCK 5811 LOT 013

APPEAL NO. 6521 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 26, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jana Hutcheson
Appellant

Appeal Number 6521

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9/22/93.

(2) The affected premises are located at 740 Anderson St S.F., San Francisco. They contain 1 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

house is a legal Single Family Dwelling + meets all the requirements reof. It was built in 1905 + all deviations from SF Bldg Code were extant prior to 1956 + do not constitute a health hazard myself or others. Any property line encroachments or set k variations are grandfathered in + exceed the time requirements gaining prescriptive easements. under Sect. 407 © of UBC —

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

① I was not at hearing order No. 162275, + do not know specifics of case, but I believe as stated above that my house a legal single family dwelling + that I live there with my legal emily". Sect 407(C) UBC, 1992.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Jana Hutcheson 740 Anderson, S.F. 94110

(6) The official address of the undersigned is:

P.O. Box 1233
Mariposa CA 95338
Tel. No. (209) 742-6324

at a prior date, I have reserved my rights under U.C.C. 1-207, all inclusive.

Date 10/25/93

Jana Hutcheson
Signature (Print Name Below)
Jana Hutcheson Ck #2923 $56.27

(22)

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(Cont)
as ammended in 1992,
I live in my house with my "family".
The assertions made in the first clause complaint are not true nor are they timely. The reliable citizen informant test" was also not taken with this complaint.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 10/01/93
PROPERTY ADDRESS:
740 ANDERSON ST
BLOCK: 5811 LOT: 013
SEQ: 01 CASE: DCO

HUTCHESON JANA
P O BOX 1233
MARIPOSA CA
95338

OWNER'S NAME:
HUTCHESON JANA &

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 163539

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/22/93 in accordance with the DPW HEARING ORDER NO. 162275.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/19/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/22/93

Very Truly Yours

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Korean American Dev. Corp.
Address 745 Buchanan Street
San Francisco, CA 94102

PROPERTY ADDRESS 745 Buchanan Street
BLOCK 0805 LOT 001
HEARING DATE March 23, 1994
APPEAL NUMBER 6522
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days to determine if parapet reinforcing can be merged with seismic upgrade. The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

cc: David Park, Director
Korean American Dev. Corp.
745 Buchanan St.
San Francisco, CA 94102

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Korean American Dev. Corp.
745 Buchanan Street
San Francisco, CA 94102

Attention: William Buck

Date: March 9, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 745 Buchanan St.

BLOCK 0805 LOT 001

APPEAL NO. 6522 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 16, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: David Park, Director
Korean American Dev. Corp.
745 Buchanan St.
San Francisco, CA 94102

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Korean American Dev. Corporation
Appellant

Appeal Number 6522

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/15/93.

(2) The affected premises are located at 745 Buchanan St., San Francisco. They contain 0 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Failure to comply with parapet inspection notice to reinforce the brick parapet on the roof dated 3-30-92 and the failure to obtain the building permit required.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

This non-profit organization is in the process of securing the funding necessary, but the directors of the board do not have the fund to initiate the above notice. We ask for the mercy of the appeal board to hold the administrative action until the board can secure the fund to take care of the notice above.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner (board of directors).

(6) The official address of the undersigned is:

Korean American Community Center
745 Buchanan St., S.F., CA 94102

Tel. No. 415-252-1346

(care of David Park, director)

Date 12 - 16 - 93.

William Buck
Signature (Print Name Below)
William Buck

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

Department of Public Works

Office of the Director

ADDRESS: 745 BUCHANAN STREET

BLOCK: 0805 LOT: 001
SEQ: 01 CASE: PPO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.00

KOREAN AMERICAN DEV. CORP.
745 BUCHANAN STREET
SAN FRANCISCO, CA 94102

OWNER'S NAME:
KOREAN AMERICAN DEV. CORP.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,742

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,515. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 90 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S.F. 94102 (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 15, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

APPROVED: OCTOBER 6, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Address: Michael, Barbara M.
c/o Marie Jachens
305 Eureka Street
San Francisco, CA 94114

PROPERTY ADDRESS 305 Eureka Street
BLOCK 2750 LOT 036
HEARING DATE March 23, 1994
APPEAL NUMBER 6523
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days (Appellant is to obtain information from the water department and other sources to determine if the unit is legal). The next hearing will be on April 27, 1994 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Michael Barbara M.
c/o Marie Jachens
305 Eureka Street
San Francisco, CA 94114

Date: March 9, 1994

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 305 Eureka Street

BLOCK 2750 LOT 036

APPEAL NO. 6523 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 17, 1993, will be heard by the Board at 1:30 p.m. on March 23, 1994 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

215 (Rev. 9/87)

30

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

3 of 4 #3388

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Barbara M. Michael
Appellant

Appeal Number 6523

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11/10/93.

(2) The affected premises are located at 305 Eureka St., San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
In the mid 1970's, the former owner hired General Contractor Leonard Salomon to replace the 51" x 98" soundproof partition wall which originally divided the upper level of the 305 Eureka St. building into 2 separate units. →

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
I believe that the necessary permit to return the 305 Eureka Street upper level to 2 separate units should be granted because:
a) the partition wall returns the →
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 305 Eureka St building

(6) The official address of the undersigned is:
305 Eureka St., San Francisco, Ca/94114
8290 Oak Knoll Dr, Granite Bay, Ca. 95746 (business)
Tel. No. (residence)
S.F. Tel No. (415) 647-6373
Granite Bay Tel No (916) 791-1968

Date 12/17/93

Barbara M. Michael
Signature (Print Name below)
Barbara M. Michael

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(3) cont.

The license certificate required by the City + County of San Francisco showed a discrepancy between the license record and the actual number of units in the 305 Eureka St. building.

In discussing this matter with the S. F. License Bureau staff members recommended referral to a city inspector, to which I agreed.

Inspector Barlow requested an inspection of the entire building, which was agreeable to me.

Inspector Zarlow declared 305A Eureka Street to be an illegal apartment.

(2 photos enclosed)

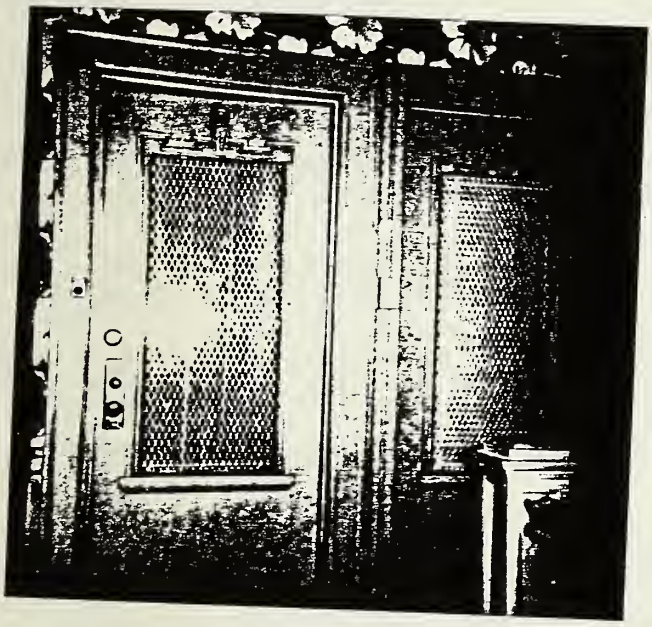
(4) cont.

305 upper level to its original state

b) the action was taken by a former owner

c) the actual replacement was executed by a licensed San Francisco general contractor.

305 A Apartment
305 Eureka St. Building
owned by
Barbara M. Michael
(415) 647-6373 or
(916) 791-1968 (collect)



Exterior View of the original 305 + 305 A Units.
The partition wall in question is between the two doors - immediately behind them + at right angles to the inside of the entrance doors.

Interior View of the 305A unit showing the 51"x 98" soundproof partition in center of photo.
The entry door shown above is to left + rear of photo.

ADDRESS: 305 EUREKA STREET

BLOCK: 2750 LOT: 036
SEQ: 01 CASE: DIO

OWNER'S NAME:
MICHAEL BARBARA M.

MICHAEL BARBARA M.
% MARIE JACHENS
305 EUREKA STREET
SAN FRANCISCO, CA 94114

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,223

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 10, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 163,787. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 90 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 7, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 10, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Jones Memorial Methodist Church
1975 Post St.
San Francisco, CA 94115

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1955-1975 Post St.

BLOCK 0702 LOT 039

APPEAL NO. 6524 S-NC-DEQ PPO

INSPECTOR Robert Noelke, CED

a Appellant:

i is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 17, 1993, will be heard by the Board at 1:30 p.m. on April 27, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Markita D. Cooper
Jimmie L. Toliver
Dr. James McCray, Jr.
JONES Memorial United Methodist Church
1955-75 Post Street
San Francisco, CA 94115

* Original Notice of Hearing is sent to Appellant and a copy to Appellant's Agents.

35

215 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Jones Memorial United Methodist Church
Appellant

Appeal Number 6574

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 10, 1993.

(2) The affected premises are located at 1955-1975 Post Street, San Francisco. They contain no dwelling units and no rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached sheet.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached sheet.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(6) The official address of the undersigned is:

Jones Memorial United Methodist Church
1955-1975 Post Street
San Francisco, CA 94115 Tel. No. (415) 921-7653
attn: Marbita D. ~~Cooper~~ Cooper

Jimmie L. Tolliver
Jimmie L. Tolliver

Date December 17, 1993

James McCray
Signature (Print Name Below)
Dr. James McCray, Jr.

86

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

Appellant: Jones Memorial United Methodist Church
Appeal from Abatement Order No. 164141

Item 3

Jones Memorial United Methodist Church ("Appellant") appeals from Abatement Order No. 164141 which ordered that within 90 days of November 10, 1993,[1] that the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code.

The order was issued on November 10, 1993, at a hearing before a representative of the Director of Public Works. Appellant received a written Order of Abatement on December 1, 1993. A copy of the written order is attached.

Item 4

Appellant requests modification and clarification of the Abatement Order to provide for performing the following work as being sufficient to bring the subject building into conformance with the San Francisco Building Code:

> Removal of approximately 18 inches of the top of the parapets on three sides of the building. On the Post Street side, the parapet will be cut down, leaving 18 inches remaining. The result of this work will be that all parapets will be reduced to 18 inches on all sides of the building.

Further, Appellant requests that the Order of Abatement be modified to provide for 60 days from November 10, 1993, to commence the work required and six months from commencement to complete such work as provided in Building Code section 203(f)(2). Without additional time, the work will be performed during the rainy season, creating a risk of water infiltration from the open brick cavity wall. Moreover, additional time is needed to raise the requisite funds to commence and complete work on the parapets.

---

[1] The order was dated November 3, 1993. In a telephone conversation on December 6, 1993, Mr. Robert Noelke of the Department of Public Works confirmed that the effective date of the order should have been November 10, 1993, the date of the hearing. A copy of the letter confirming this telephone conversation is attached.

JONES MEMORIAL CHURCH
United Methodist

DR. JAMES MC CRAY, JR., MINISTER
REV. JUNIUS DOTSON, ASST. MINISTER
DR. HAMILTON T. BOSWELL, PASTOR EMERITUS

1975 Post St
San Francisco, California 94
Telephone: (415) 921-7

December 7, 1993

Mr. Robert Noelke
City and County of San Francisco
Department of Public Works
Bureau of Building Inspection
450 McAllister, Room 302
San Francisco, CA 94102

Re: Jones Memorial United Methodist Church
Abatement Order No. 164141; Hearing Order No. 163265

Dear Mr. Noelke:

This letter confirms our telephone conversation of December 6 1993, in which it was confirmed that the date of the above-referenced Abatement Order is November 10, 1993 (the date of the hearing conducted by the Director's representative).

Thank you for your assistance in this matter.

Very truly yours,

Markita D. Cooper
Co-Chairperson, Transition Team
Jones Memorial United Methodist Church

cc: Rev. James McCray
Dale M. Weatherspoon

Anniversary 1943-1993
Fifty Year Legacy!

Jones Memorial United Methodist Church

1975 Post Street - San Francisco, CA 94115 - (415) 921-7653

Rev. Dr. James McCray, Jr. Minister
Rev. Junius B. Dotson, Assistant Minister

January 26, 1994

Code Enforcement Division, DBI
450 McAllister Street
San Francisco, California 94102
Attention: Ms. Maxine Lim

Re: Jones Memorial United Methodist Church
1955-1975 Post Street

Dear Ms. Lim:

Enclosed is a copy of an Order of Abatement issued with regard to the above-referenced property. An Appeal of this Abatement Order was filed on December 17, 1993. A copy of the Appeal and the receipt for the filing fee is also enclosed.

We would like to obtain confirmation of the scheduled hearing date before the Abatement Appeals Board. Please send a copy of the notice of Abatement Appeals Board Hearing to the following:

Jones Memorial United Methodist Church
1975 Post Street
San Francisco, California 94115
Attention: Ms. Markita D. Cooper

Thank you for your attention to this matter. If you have any questions, please feel free to call me at (415) 442-6671.

Very truly yours,

Markita D. Cooper
Co-Chairperson, Building Committee
Jones Memorial United Methodist Church

Enclosures

c: Dr. James McCray, Jr. (w/ encl.)
Dale M. Weatherspoon (w/o encl.)

City and County of San Francisco

HOUSING INSPECTION DIVISION

Department of Public Works
Bureau of Building Inspection

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 553-6454
FILING FEE: $ 56

DATE: 11/03/93
PROPERTY ADDRESS:
1955-1975 POST ST
BLOCK: 0702 LOT: 039
SEQ: 01 CASE: PPO

JONES MEMORIAL METH CH
1975 POST ST
SAN FRANCISCO CA
94115

OWNER'S NAME:
JONES MEMORIAL METHODIST CH

INSPECTOR:
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 164141

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/10/93 in accordance with the DPW HEARING ORDER NO. 163265.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 90 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/07/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/03/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

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P20-D20-007

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Tribble, Raymond C.
525 Edinburgh Street
San Francisco, CA 94112

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 525 Edinburgh Street

BLOCK 6089 LOT 029

APPEAL NO. 6525 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on ec. 28, 1993, will be heard by the Board at 1:30 p.m. on April 27, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

(41)

15 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Ray C Tribble
Appellant

Appeal Number 6525

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 163, 718 of 10-6-93.

(2) The affected premises are located at 525 EDINBURGH ST., San Francisco. They contain 1 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I NEED MORE TIME TO SUBMIT PLANS FOR CORRECTING LIVING AERA TO BRING UP TO CITY STANDARDS

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

180 days to comply

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 525 Edinburgh.

(6) The official address of the undersigned is:

314 VIENNA ST SAN FRANCISCO

Tel. No. 333 7377

(42) Ray C Tribble

Date 27 DEC 93.

RAY C TRIBBLE
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 525 EDINBURGH STREET

BLOCK: 6089 LOT: 029

SEQ: 01 CASE: DCO

OWNER'S NAME:
TRIBBLE, RAYMOND C.

TRIBBLE, RAYMOND C.
525 EDINBURGH STREET
SAN FRANCISCO, CA 94112

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,718

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,544. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 2, 1993.

43

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 6, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Albert W. & Patricia Cobb
3781 - 25th Street
San Francisco, CA 94110

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3779-81 25th Street

BLOCK 6534 LOT 032

APPEAL NO. 6526 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on ec. 28, 1993, will be heard by the Board at 1:30 p.m. on April 27, 1994 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ents and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Andy Forrest, P.E.
650 - 5th St., #501
San Francisco, CA 94107

* Original Notice of Hearing is sent to Appellant and a copy is mailed to Appelalnt's Agent.

44

15 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

6534/32

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

COBB, ALBERT W. + PATRICIA
Appellant

Appeal Number 6526

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Nov., 24, 1993.

(2) The affected premises are located at 3779-3781 25th ST., San Francisco. They contain 4 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

WE ARE APPEALING THE TIME LIMIT GRANTED TO OBTAIN THE APPROVAL OF PERMIT FROM CITY AGENCIES. WE HAVE RECEIVED A VARIANCE FROM CITY PLANNING RE-RETAINING A 3RD UNIT. THE PERMIT WILL REMOVE A 4TH UNIT AND COMPLY WITH BUILDING CODE ISSUES. WE HAVE REPEATEDLY ASKED CITY PLANNING TO APPROVE THE PERMIT, BUT THEY STATE ADMINISTRATIVE PROBLEMS.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

WE WOULD LIKE THE APPEAL MODIFIED TO ALLOW 120 DAYS TO OBTAIN PERMIT WITH UPDATE GIVEN TO ABATEMENT INSPECTOR AT 30 DAY INTERVALS. AFTER PERMIT IS ISSUED WORK WILL BE COMPLETED WITHIN 120 DAYS.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

ANDY FORREST, P.E.
650 5th ST., #501
S.F., CA. 94107 Tel. No. 546-1077

(45)

Date 12/28/93

Signature (Print Name Below)
ANDY FORREST

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

y and County of San Francisco

Department of Public Works

Office of the Director

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56.24

ADDRESS: 3779-3781 - 25th STREET

BLOCK: 6534 LOT: 032

SEQ: 01 CASE: DIO

COBB, ALBERT W. & PATRICIA
3781 - 25th STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
COBB, ALBERT W. &
PATRICIA

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,359

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 24, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,989.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
2. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 21, 1993.

(46)

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Delucchi Mario & Kathleen Tr.
c/o Hill & Co-John Emerson
2107 Union Street
San Francisco, CA 94123

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2435 Union Street

BLOCK 0537 LOT 001-B

APPEAL NO. 6527 S-NC-DEQ DIO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on n. 3, 1994, will be heard by the Board at 1:30 p.m. on April 27, 1994 om 282, City Hall, San Francisco, CA.

rther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ents and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Jan Emerson
Hill and Co. Property Management, Inc
2107 Union Street
San Francisco, CA 94123

* Original Notice of Hearing is sent to Appellant and a copy is mailed to Appellant's Agent.

(17)

15 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Mario + Kathleen Delucchi Family Trust — Appellant

Appeal Number 6527

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 24, 1993.

(2) The affected premises are located at 2435 Union Street, San Francisco. They contain twelve (12) dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Housing violations dated back to 1984. My clients purchased the building in July 1993 from the probate court. No violations were disclosed. Substantial renovation of building + building systems has been on going. All work is completed + violations cleared. For over 30 days we have been unable to get code enforcement + housing inspectors to make an appointment

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

We have requested appts. w/ Bernard Tom, Robert Noelke @ least 6 times. We can not get them to return calls or make an appt. Finally rec'd a call from Bernard Tom should have an appt to have building inspected within 2 wk. All other work is complete + permits signed off.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner (agent) (state which) of the premises described in Paragraph (2) above Property Manager.

(6) The official address of the undersigned is:

Mario + Kathleen Delucchi Family Trust c/o Jon Emerson
Hill + Co. Property Management Inc 207 Union Street
SF CA 94123 Tel. No. (415) 921-6000 x243

(48)

Date 12/20/93

Jon S. Emerson
Signature (Print Name Below)
JON S. EMERSON

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56

DATE: 12/03/93
PROPERTY ADDRESS:
2435 UNION ST
BLOCK: 0537 LOT: 001B
SEQ: 01 CASE: DIO

DELUCCHI MARIO&KATHLEEN TR
% HILL & CO-JOHN EMERSON
2107 UNION ST
SAN FRANCISCO CA 94123

OWNER'S NAME:
DELUCCHI MARIO&KATHLEEN FAM TR

INSPECTOR: _____
DISTRICT: CT: 128

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164354

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/24/93 in accordance with the DPW HEARING ORDER NO. 162983.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/21/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/24/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(29)

P20-D20-006

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Jose M. Miranda
507 Capp Street
San Francisco, CA 94110

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 507 Capp Street

BLOCK 3610 LOT 046

APPEAL NO. 6528 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 7, 1994, will be heard by the Board at 1:30 p.m. on April 27, 1994 Rom 282, City Hall, San Francisco, CA.

rther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ents and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

(50)

15 (Rev. 9/87)

5 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
460 McAllister St.
an Francisco, CA 94102
Tel. No. 558-6454
ILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOSE M. MIRANDA
Appellant

Appeal Number 6528

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on December 15, 1993.

(2) The affected premises are located at 507 Capp Street, San Francisco. They contain Single Family dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
Since the completion of the additions on June 10, 1988 we did not know that the property became a nuisance to the public just now after almost six (6) years. The additions was started sonetimes after the application for building permit had been approved on October 19, 1987 (see attached copy and the receipt of microfil record request). Take note also immediately after the complation of said additions it was reported tke office of the Building Inspection .

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
We appealed that the Board shall not considered the property a nuisance to the public. For after six (6) years nobody declared it but just now and the completion was done in accordance with the approved plan. filed in the City and County of San Francisco.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Single Family.

(6) The official address of the undersigned is:
507 Capp Street, San Francisco, CA 94110

Tel. No. 282-3900

RECEIVED
BUREAU OF BUILDING INSPECTI
JAN 7 1994
CODE ENFORCEMENT DIV

(51)

Date 1-9-94

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

APPROVED
Dept. of Public Works
OCT 1 9 1987

SUPERINTENDENT BUREAU OF BUILDING INSPECTION

EXPEDITER ☐ YES ☐ NO ☐ TITLE 24-2 ☐ TDF ☐ APPROVED FOR ISSUANCE

APPLICATION NUMBER 8709222

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
7-1-87	161207	507 [illegible] ST	3610-46

PERMIT NO.	ISSUED	(5A) ESTIMATED COST OF JOB	(5B) ESTIMATED COST
577222	10-19-87	$5,000.	

APPLICATION NUMBER 8709222

APPROVAL BY BUREAU OF BUILDING INSPECTION ☐

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
5	3		RESIDENTIAL Single Family	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
5	3		RESIDENTIAL Single Family	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒
(12) ELECTRICAL WORK TO BE PERFORMED? YES ☒ NO ☐
(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(14) GENERAL CONTRACTOR: NONE ADDRESS: UNKNOWN PHONE: CALIF. LIC. NO.: EXPIRATION DATE:

(15) OWNER (USE TERMS ON END): JOE M MIRANDA ADDRESS: 507 Cap. ST S.F. CA 94110 PHONE (FOR CONTACT BY BUREAU): 282-5968

(16) WRITTEN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) 1. ☐ 2. ☐ 3. ☐

ADDITION OF 3 BEDROOMS @ GROUND LEVEL IN GARAGE AREA; 1 FAMILY ROOM WALL TO BE ALTERED, NEW WINDOW INSTALLATION @ EXISTING BEDROOM LOCATED @ GROUND LEVEL

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☒
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☒
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER, SUBSIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒
(23) ANY OTHER EXISTING BLDG. ON LOTS (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☒
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☐

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and walls footings required must be submitted to this Bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☒ OWNER ☐ ARCHITECT ☒ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

52

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions [illegible] this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
(✓) IV. The cost of the work to be performed is $100 or less.
(✓) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
(✓) VI. I certify as the owner (or the agent of the owner) that in the performance of the work (or which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: [illegible] Date: 7/1/87

APPROVED:

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF ... ATION AT START OF WORK (TELEPHONE NO. 558-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

REASON:

Any electrical or plumbing work will require appropriate separate permits.

7/3/87 J. Powers

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

NOTIFIED MR.

APPROVED:

FOR SINGLE FAMILY USE ONLY

[redacted]

JUL 20 1987

DEPARTMENT OF CITY PLANNING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

[redacted]

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

53

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments [ ]

OWNER'S AUTHORIZED AGENT

MICROFILM RECORD REQUEST

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

063405

Date 12-21 19 93

Applicant Name: J. M. [illegible] Signature

Applicant Address: 187 Clay St SF Telephone 285-3971

Property Address: 187 Clay St (No refund if request not picked up within 30 days.)

Building Record requested:

- ☐ All Permit Applications
- ☐ Original Permit Only
- ☑ Plans $7.09
- ☐ Other (Specify): A712-376-2

Do you own the requested Property? ☑ YES ☐ NO
If no, Plans require written permission of owner and architect.

APPLICANT

FOR OFFICE USE ONLY

☐ DIAZO COPIES (Plans) ____ ☐ HARD COPIES (Aperture Card) ____ ☐ HARD COPIES (16mm roll) ____ ☐ HARD COPIES (Plans) ____

(Fee charged per Sec. 319.1 of Building Code)

DEC 21 10501

Fee Paid: Revenue

Deposit $ ____

By: [illegible]

Total $ 1.30 + .16 = 1.46

☐ Check 3820 ☐ Cash ____

Records Mgmt. Div.-Microfilm Section-558-6080
9003 M22 REV. 4/93

7250A

75

City and County of San Francisco **Department of Public Works**

Office of the Director
APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 507 CAPP STREET

BLOCK: 3610 LOT: 046

SEQ: 01 CASE: BWO

OWNER'S NAME:
MIRANDA, JOSE M. .15

MIRANDA, JOSE M.
507 CAPP STREET
SAN FRANCISCO, CA 94110

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,566

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON DECEMBER 15, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO.162,789.

THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 11, 1994.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

55

APPROVED: DECEMBER 15, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Thomas S. Jr & Janet Griggs
299 Santa Paula Av.
San Francisco, CA 94127

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 299 Santa Paula Av.

BLOCK 3078 LOT 021

APPEAL NO. 6529 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 10, 1994, will be heard by the Board at 1:30 p.m. on April 27, 1994 om 282, City Hall, San Francisco, CA.

rther information is desired, please inquire at the Abatement Division of the tment of Public Works, 460 McAllister Street, CA 94102. Please bring any ents and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

56

15 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
460 McAllister St.
an Francisco, CA 94102
Tel. No. 558-6454
ILING FEE: $ 56.24

12/15

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

THOMAS S. + JANET W. GRIGGS
Appellant

Appeal Number 6529

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/15/93.

(2) The affected premises are located at 299 SANTA PAULA, San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The renovation project never received a final inspection because work was halted prior to completion. No work has been done to the house since the building permit expired.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

There is no work being done at present. Owners intend to complete the project in 1994 but need 6 months to get things in order (i.e. plans and contractor bids) before filing for a building permit. The attached letter verifies that conditions on site are not dangerous.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(6) The official address of the undersigned is:

299 SANTA PAULA
SF, CA 94127
Tel. No. (415) 665-5366

57

Date 1/10/94

Janet W. Griggs
Signature (Print Name Below)
JANET W. GRIGGS

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

R. G. Duray Co. **General Contractor #497566**
2424 Washington #1 • San Francisco, CA 94115
415 563-5977

INSPECTION REPORT

To: Mr. & Mrs. Thomas S. Griggs, Jr.
299 Santa Paula
San Francisco, CA 94127

Jan. 3, 1994

Re: Electrical installation at residence

Dear Mr. & Mrs. Griggs:

Upon your request, I undertook an inspection of existing electrical work at your residence. In particular I was requested to inspect certain aspects of the work in the lower level of the residence. It is my opinion that the work in place has been installed in compliance with the current City and County of San Francisco Electrical Code requirements. Furthermore, I have concluded that certain runs of NM cable which are exposed, due to a cessation of construction work, present no imminent danger to persons. It is my understanding that this work shall be concealed when work continued later this year.

Submitted by:

Raymond G. Duray

Consumer Affairs
State of California
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE

License Number 497566
Entity INDIV
Business Name
R G DURAY CO GENERAL AND ELECTRICAL CONTRACTOR
Classification(s)
B C10
Expiration Date 09/30/94

CSLB

International Conference of Building Officials
RAYMOND GORDON DURAY
ELECTRICAL INSPECTOR
1990 EDITION NATIONAL ELECTRICAL CODE
The individual named hereon is CERTIFIED in the category shown, having been so certified pursuant to successful completion of the prescribed written examination.
Expiration date: May 11, 1994
No. 49411
Not valid unless signed by certificate holder.

58

.ty and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 12/24/93
PROPERTY ADDRESS:
299 SANTA PAULA AV
BLOCK: 3078 LOT: 021
SEQ: 01 CASE: BWO

GRIGGS THOMAS S JR & JANET
299 SANTA PAULA AV
SAN FRANCISCO CA
94127

OWNER'S NAME:
GRIGGS THOMAS S JR & JANET W

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164579

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/15/93 in accordance with the DPW HEARING ORDER NO. 163995.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/11/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/15/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

59

P20-D20-005

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Jose F. & Marta A. Olmedo

258 San Carlos Street
San Francisco, CA 94110

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 256-258 San Carlos St.

BLOCK 3596 LOT 044

APPEAL NO. 6530 S-NC-DEQ BWO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 7, 1994, will be heard by the Board at 1:30 p.m. on April 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

60

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOSÉ F. AND MARTA A. OLMEDO.
Appellant

Appeal Number 6530

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/10/94.

(2) The affected premises are located at 256 SAN CARLOS ST., San Francisco. They contain 2 dwelling units and 5 each rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

CONSTRUCTION OF STAIRS AT THE REAR OF the building.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I would like to have more time to present the drawing.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:

256 SAN CARLOS ST
SAN FRANCISCO CA. 94110.
Tel. No. 415 824 9146

(61)

Date 1/7/94

José S. Olmedo
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

José F. and Marta A. Olmedo.
Appellant

Appeal Number _____

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/10/94.

(2) The affected premises are located at 256 San Carlos St., San Francisco. They contain 2 dwelling units and 5 each rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Construction of stairs at the rear of the building.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I would like to have more time to present the drawing.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(6) The official address of the undersigned is:

256 San Carlos St
San Francisco CA. 94110.
Tel. No. 415 824 9146

(62)

Date 1/7/94

José S. Olmedo
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

ounty of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 256-258 SAN CARLOS STREET

BLOCK: 3596 LOT: 044
SEQ: 01 CASE: BWO

OLMEDO JOSE F & MARTA A
258 SAN CARLOS STREET
SAN FRANCISCO, CA 94110

OWNER'S NAME:
OLMEDO JOSE F & MARTA A

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,213

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 10, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,806. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 7, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BI (3) (1 signed)

APPROVED: NOVEMBER 10, 1993

63

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Maybill Properties
c/o James H. Ludlow
P. O. Box 31121
San Francisco, CA 94131

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 133-145 Turk Street

BLOCK 0343 LOT 018

APPEAL NO. 6531 S-NC-DEQ DCO

INSPECTOR Robert Noelke, CED

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 14, 1993, will be heard by the Board at 1:30 p.m. on April 27, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 460 McAllister Street, CA 94102. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Richard Frankoni
P. O. Box 31121
San Francisco, cA 94131

* Original Notice of Hearing is sent to Appellant and a copy mailed to Appellant's Agent.

MP (64)

215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

RECEIVED
BUREAU OF BUILDING INSPECTION
DEC 1 4 1993
CODE ENFORCEMENT DIV.

DIRECTOR'S ORDER

MAYBILL PROPERTIES
Appellant

Appeal Number 6531

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11-10-93.

(2) The affected premises are located at 133-145 TURK ST. S.F., San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

1- DIRECTORS ORDER OF ABATEMENT
2- DIVISION OF APARTMENT AND HOTEL INSPECTION RELATING TO EXISTENCE OF RESIDENTIAL OCCUPANCY.
3- ITEMS; 1,2,3,4,7,9,11,15,16; THIS WORK DONE UNDER PERMIT OR NOT REQUIRED BY CODE. (BUILDING INSPECTION REPORT)
4- ELECTRIC REPORT.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

1 - DIRECTORS ORDER ITEM 2 ("CONDITIONS ARE AS STATED"), NOT SO.
2 - D.A.H.I. REPORT; NO HABITABLE ROOM AS STATED IN REPORT.
3 - SEE ITEM 3 ABOVE.
4 - NOT ALL ELECTRIC REPORTS THE SAME

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above PART OWNER.

(6) The official address of the undersigned is:

P.O. BOX 31121 S.F. CAL. 94131 (JIM LUDLOW)

Tel. No. 661 7251

65

Date 12-14-93

Richard Frankoni
Signature (Print Name Below)
RICHARD FRANKONI

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 11/03/93
PROPERTY ADDRESS:
133-145 TURK ST
BLOCK: 0343 LOT: 018
SEQ: 01 CASE: DCO

MAYBILL PROPERTIES
% JAMES H LUDLOW
P O BOX 31121
SAN FRANCISCO CA 94131

OWNER'S NAME:
MAYBILL PROPERTIES

INSPECTOR: _____
DISTRICT: CT: 125

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164144

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/10/93 in accordance with the DPW HEARING ORDER NO. 162540.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/07/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/03/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(415)558-6220

66 -F

-002
94102

// DEPT. OF PUBLIC WORK

DOCUMENTS DEPT.
JUN 13 1994
SAN FRANCISCO
PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING
April 27, 1994
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB
Robert Noelke - Housing Inspector

ABATEMENT APPEALS CONTINUED HEARINGS:

#6511 1135 O'Farrell Street
St. Marks Evan. Luth. Church
c/o Gary Schilling, Engineer
(Present)

DECISION: The appeal is granted to merge parapet reinforcement and seismic upgrade. Case returned to BBI.

#6512 1365 12th Avenue
Huynh Chau Ly
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within sixty (60) days. If all required work is not done by June 27, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6513 1501 Innes Avenue
Ma Lok Kwan
(Present)

DECISION: The appeal is denied with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days. If all required work is not done by July 27, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6521 740 Anderson Street
Jana Hutcheson
(Present)

DECISION: Appeal is granted. The Notice of Violation stating illegal units in the attic and ground floor is dismissed. A permit is required to establish the use and numbers of floors of occupancy.

#6522 745 Buchanan Street
Korean American Dev. Corp.
c/o David Park and William Buck
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6523 305 Eureka Street
Barbara M. Michael
c/o Marie Jachens
(Present)

DECISION: Appeal is granted based on the evidence received. The fourth unit is legalized. A permit is required to establish the number of units.

ABATEMENT APPEALS:

#6524 1955-1975 Post Street
Jones Memorial Methodist Church
c/o Markita D. Cooper, Jimmie L. Toliver
and Dr. James McCray, Jr.
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on June 22, 1994 at 1:30 P.M., City Hall, Room 282.

#6525 525 Edinburgh Street
Raymond C. Tribble
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days. If all required work is not done by July 27, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6526 3779-3781 25th Street
Albert W. & Patricia Cobb
c/o Andy Forrest
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days after permit is issued. If all required work is not done according to decision, case will be referred to the City Attorney's Office for code enforcement.

#6527 2435 Union Street
Delucchi Mario & Kathleen Tr.
c/o Jan Emerson
(Present)

DECISION: The case is continued for thirty (30) days to determine the necessity of the cost assessment. The next hearing will be on May 25, 1994 at 1:30 P.M., City Hall, Room 282.

#6528 507 Capp Street
Jose M. Miranda
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days. If required work is not done by July 27, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6529 <u>299 Santa Paula Avenue</u>
Janet W. Griggs
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within one hundred eighty (180) days. If required work is not done by October 27, 1994, case will be referred to the City Attorney's Office for code enforcement. President William Abend abstained from hearing this case.

#6530 <u>256-258 San Carlos Street</u>
Jose S. Olmedo
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6531 <u>133-145 Turk Street</u>
Maybill Properties
c/o James H. Ludlow & Richard Frankoni
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant should file a permit within thirty (30) days and given one hundred twenty (120) days to do all the required work of the formal report except items 1, 2, 3, 4, 7, 9, 11, 15 and 16 with the final approval from the inspector. If all such required work is not done according to decision, case will be referred to the City Attorney's Office for code enforcement.

Neil G. Rains, AIA
Acting Secretary

RTN

RN:ts

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, C.I. Program, BBI
Public Library, c/o Government Documents Department
CED Record Clerk
Board of Permit Appeals, City Hall, Rm. 154-A
San Francisco Fire Department
San Francisco Public Health Dep't., Rm. 217
File

(Revised 6/2/94)

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MAY 20 1994
SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

ABATEMENT APPEALS BOARD (AAB)

WEDNESDAY, MAY 25, 1994
1:30 P.M., ROOM 282, CITY HALL

MATTERS FOR CONSIDERATION

A. OPEN BOARD DISCUSSION:

Topics of current interest to Board Members.

B. APPEALS CONTINUED FROM PREVIOUS HEARINGS: Order of Abatement

1. Case No. 6501 - 132 Bertita Street
   Lawrence L. Laughlin

   Continued from March 23rd hearing to allow owner to obtain time to prepare plans to meet code requirements.

2. Case No. 6527 - 2435 Union Street
   Delucchi Mario and Kathleen Tr.
   c/o Jan Emerson

   Continued to work out cost assessment with the Code Enforcement Division.

C. NEW APPEALS: Order of Abatement

1. Case No. 6532 - 3247-49 Sacramento Street
   Sirivansanti Veera & Suvannee

   Appealing for extension to time due to lack of funds.

2. Case No. 6533 - 1457 9th Avenue
   Lim Fu-Mei Yen

   Appealing for more time to resolve dispute with contractor now with Arbitration Board.

3. Case No. 6534 - 527-531 Haight Street
   Rufus L. Williams

   Appealing for additional time for contractors to finish the work.

4. Case No. 6535 - 1900 Fillmore Street
   Sohn Young Kee and Jung Hae

   Appellant contends complaint not in violation of any building regulations.

5. Case No. 6536 - 42 Rudden Avenue
   Domencio & Maria Amennuno

   Appellant asking for more time due to coming hospital confinement.

6. Case No. 6537 - 1343 8th Avenue
   Yee Woon Yee
   c/o Suzanee Yee

   Agent who was appointed by owner as interpreter requests for time extension.

7. Case No. 6538 - 130 Hale Street
   Napoleon J. Vansteen
   c/o Peter Sherwood

   Agent asking the Board to rescind Order of Abatement No. 164644 or grant owner "Lifetime Moratorium".

8. Case No. 6539 - 1539 Guerrero Street
   Manuel Alvarez
   c/o Theresa M. Venegas

   Agent asking for more time since owner is out of the country.

9. Case No. 6540 - 1309 Hayes Street
Elnora Buckner
c/o Elnora Holland

Agent to inform Board that Appellant received the necessary permit before Order of Abatement was issued.

10. Case No. 6541 - 715-715B Clementina Street
Clotilde M. Picache

Appellant requests for more time to obtain financial assistance.

11. Case No. 6542 - 50 Post Street
Post Montgomery Associates
c/o Michael Drasnin

Agent requests for more time to order and inspect 35 pairs of custom made doors.

12. Case No. 6543 - 429 14th Street
Cleopatra Creamer Rev. Tr.
c/o Patrick Quinlan

Agent asks for more time (about 565 days) to finish the work.

PUBLIC COMMENT: At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to 3 minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or Chairperson may continue Public Comment to another time during the meeting.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil G. Rains, Acting Secretary
Abatement Appeals Board
John McNulty, Senior Building
Inspector, CED
Robert Noelke, Housing
Inspector

BN/ml

cc: AAB Members
Superintendent, BBI
Assistant Superintendent, HID, BBI
Assistant Superintendent, C.I.Program, BBI
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
CED Record Clerk
Public Library, c/o Government Documents Dep't.
File - 2 extra copies
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 154A
SF Fire Department
SF Public Health Dep't - Rm. 217
Posting Copy for City Hall

See attached sheet for important information concerning access for the disabled to the hearing room.

CITY and COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

ABATEMENT APPEALS BOARD

DPW ACCESSIBLE MEETING INFORMATION POLICY

To allow individuals with environmental illness to attend the meeting, individuals are requested to refrain from wearing perfume or other scented products.

The meeting will be held in City Hall, Room 282. The nearest BART station is the Civic Center Station at 8th and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street and Civic Center Station, and the 31 and 42 bus lines. For information about MUNI accessible services call (415) 923-6142.

There is accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the open parking lot at Polk and McAllister Streets.

Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

A sound enhancement system will be available at the meeting.

A sign language interpreter will be available upon request. Please contact: Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting.

Minutes of the meeting are available in large print/tape form and/or readers upon request. If you require use of a reader, please contact Sean McNulty at (415) 558-6463 at least 72 hours in advance of the meeting to request this service.

* *

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Lawrence L. Laughlin
Address 132 Bertita St.
San Francisco, CA 94112

PROPERTY ADDRESS 132 Bertita Street
BLOCK 6968 LOT 043
HEARING DATE March 23, 1994
APPEAL NUMBER 6501
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on May 25, 1994 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: April 14, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY
Allister St., Room 301
rancisco, CA 94102
168

NOTICE OF AAB/FTB REHEARING

lant Laughlin Lawrence L.

ss 132 Bertita St.
San Francisco, CA 94112

Appealing AAB/FTB Decision

Property Address 132 Bertita St.

Block 6968 Lot 043

Appeal No. 6501 S-NC-SEQ DDO

Inspector Robert Noelke, CED

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 23, 1994 has been received. Rehearing is set for 1:30 p.m. on March 23, 1994 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

Original Notice of Rehearing is sent to Appellant

(2)

PCD 215A (12/86)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [ ] PRESENT

Appellant Laughlin Lawrence L.
Address 132 Bertita St.
San Francisco, CA 94112

PROPERTY ADDRESS 132 Bertita Street
BLOCK 6968 LOT 043
HEARING DATE November 24, 1993
APPEAL NUMBER 6501
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

Neil G. Rains, AIA, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 460 McAllister Street, San Francisco, CA 94102.

DATE MAILED: January 4, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Laughlin Lawrence L.

132 Bertita St.

San Francisco, CA 94112

Date: November 12, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 132 Bertita Street

BLOCK 6968 LOT 043

APPEAL NO. 6501 S-NC-DEQ DDO

INSPECTOR Robert Noelke, CED

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 7, 1993, will be heard by the Board at 1:30 p.m. on November 24, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, 460 McAllister Street, CA 94102. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

(4)

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Lawrence Betty Laughlin
Appellant

Appeal Number 6501

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 132 Bertha st SF, San Francisco. They contain 1 dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

We can Not afford to make Repairs Eventho the Inspectors put Items on the inspection Report that were not valid. Betty works 6 mon the year P.O. casual I Recieve as of Jan 93, 640.00 disability Retirement. We have 15 Children with 7 still at home - and to this point have Kept our pride By not accep. welfe of any tyf

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Request life time moratorium. First I was suckered in By inspector tiran TO File For converting my home into A multi unit (4). Since the seller had the Door covered and were Renting Rooms. This has Been Removed

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner(s).

(6) The official address of the undersigned is:

Lawrence, Betty Laughlin
132 Bertha st
SF Ca 94112 Tel. No. 415 585 4576

Other

Date Sept 7 93

Lawrence L Laughlin
Signature (Print Name Below)

5

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
Filed with
Abatement Appeals Board (AAB)
~~1390 Market St., Suite 250~~
San Francisco, CA 94102
Tel. No. ~~554-8742~~ 558-6454
FILING FEE: $56.24

DATE: 08/13/93
PROPERTY ADDRESS:
132 BERTITA ST
BLOCK: 6968 LOT: 043
SEQ: 01 CASE: DDO

460 McAllister st

LAUGHLIN LAWRENCE L
132 BERTITA ST
SAN FRANCISCO CA
941 2

OWNER'S NAME:
LAUGHLIN BETTY M & LAWRENCE L

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 162928

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/04/93 in accordance with the DPW HEARING ORDER NO. 161526.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/31/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/04/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(6)

P20-D20-004

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

NodKe

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
1660 Mission Street, 6th Floor
San Francisco, CA 94103
(415) 558-6454

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/X/ PRESENT

NOTICE OF DECISION

Appellant Delucchi Mario & Kathleen Tr.
c/o Hill & Co-John Emerson
Address 2107 Union Street
San Francisco, CA 94123

PROPERTY ADDRESS 2435 Union Street
BLOCK 0537 LOT 001-B
HEARING DATE April 27, 1994
APPEAL NUMBER 6527
INSPECTOR Robert Noelke, CED

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days to determine the necessity of the cost assessment. The next hearing will be on May 25, 1994 at 1:30 P.M., City Hall, Room 282.

cc: Jan Emerson
Hill and Co. Property Management Inc.
2107 Union Street
San Francisco, CA 94123

Neil G. Rains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

DATE MAILED: May 11, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY
ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Delucchi Mario & Kathleen Tr.
c/o Hill & Co-John Emerson
2107 Union Street
San Francisco, CA 94123

Date: April 6, 1994

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2435 Union Street
BLOCK 0537 LOT 001-B
APPEAL NO. 6527 S-NC-DEQ DIO
INSPECTOR Robert Noelke, CED

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on n. 3, 1994, will be heard by the Board at 1:30 p.m. on April 27, 1994 om 282, City Hall, San Francisco, CA.

rther information is desired, please inquire at the Abatement Division of the rtment of Public Works, 460 McAllister Street, CA 94102. Please bring any ents and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Jan Emerson
Hill and Co. Property Management, Inc
2107 Union Street
San Francisco, CA 94123

* Original Notice of Hearing is sent to Appellant and a copy is mailed to Appellant's Agent.

15 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Mario + Kathleen Delucchi Family Trust — Appellant

Appeal Number 6527

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 24, 1993.

(2) The affected premises are located at 2435 Union Street, San Francisco. They contain twelve (12) dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Housing violations dated back to 1984. My clients purchased the building in July 1993 from the probate court. No violations were disclosed. Substantial renovation of building + building systems has been on going. All work is completed + violations cleared. For over 30 days we have been unable to get code enforcement + housing inspectors to make an appointment!

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

We have requested appts. w/ Bernard Tom, Robert Noelke @ least 6 times. We can not get them to return calls or make an appt. Finally rec'd a call from Bernard Tom should have an appt to have building inspected within 2 wks. All other work is complete + permits signed off.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner (agent) (state which) of the premises described in Paragraph (2) above Property Manager.

(6) The official address of the undersigned is:

Mario + Kathleen Delucchi Family Trust c/o Jon Emerson Hill + Co. Property Management Inc 2107 Union Street SF CA 94123 Tel. No. (415) 921-6000 x243

Date 12/20/93

(9) Jon S. Emerson
Signature (Print Name Below)
JON S. EMERSON

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56.24

DATE: 12/03/93
PROPERTY ADDRESS:
2435 UNION ST
BLOCK: 0537 LOT: 001B
SEQ: 01 CASE: DIO

DELUCCHI MARIO&KATHLEEN TR
% HILL & CO-JOHN EMERSON
2107 UNION ST
SAN FRANCISCO CA 94123

OWNER'S NAME:
DELUCCHI MARIO&KATHLEEN FAM TR

INSPECTOR: _____
DISTRICT: CT: 128

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164354

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/24/93 in accordance with the DPW HEARING ORDER NO. 162983.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/21/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/24/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(10)

P20-D20-006

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Sirivansanti Veera & Suvannee

2300 Clement Street

San Francisco, CA 94121

PROPERTY ADDRESS 3247-3249 Sacramento st.

BLOCK 1022 LOT 021

APPEAL NO. 6532 S-NC DEQ --DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 15, 1993, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415)558-6454 1660 Mission Street, 6th Floor, San Francisco, CA 94103

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

5624.
DPW
9/8

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

VEERA SIRIVANSANTI
Appellant

Appeal Number 6532

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Sept. 8 - 1993.

(2) The affected premises are located at 3247-49 SACRAMENTO St. San Francisco. They contain 4. dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I have hard time to raise budget for construction of city require for handicap, because the building is old Victorian It need a lot money to do it (witch is beyond my ability in the bad economy years.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

To raise the money to do the work is very hard for me. I have talk to financial Institute to the loan and I'm not qualify because my business is not sufficient income to get a loan.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 3247-49 SACRAMENTO St.

(6) The official address of the undersigned is:

3247-49. SACRAMENTO ST
S.F, CA 94121

Tel. No. _____

Date 10-15/93

Veera Sirivansanti
Signature (Print Name Below)

(12) VEERA SIRIVANSANTI

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

ADDRESS: 3247 - 3249 SACRAMENTO STREET

BLOCK: 1022 LOT: 021
SEQ: 01 CASE: DCO

SIRIVANSANTI VEERA & SUVANNEE
2300 CLEMENT STREET
SAN FRANCISCO, CA 94121

OWNER'S NAME:
SIRIVANSANTI VEERA & SUVANNEE

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,387

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 8, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,841. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 120 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. ~~60~~ 180 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 5, 1993.

John E. Cribbs
JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: SEPTEMBER 8, 1993

13

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Lim Fu-Mei Yen
1457 9th Avenue
San Francisco, CA 94122

PROPERTY ADDRESS 1457 9th Avenue

BLOCK 1844 LOT 011

APPEAL NO. 6533 S-NC DEQ DIO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 12, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(14)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

11/24

DIRECTOR'S ORDER

Fu-Mei Yen Lin
Appellant

Appeal Number 6533

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11.24.93 DOA # 164356.

(2) The affected premises are located at 1457-9th Ave, San Francisco. They contain 2 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The illegal unit in the basement level has been removed. currently a permit has been issued to convert space to a child care center. I am now having a dispute with my contractor (Gee construction Inc, 989.3388) who has stopped work on the project.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The dispute has now been referred to Arbitration Board which will need 3-6 months to resolve the matter. Accordingly I am requesting to the completion date to be extended to 10-30-94

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

1457 - 19th Ave Apt A
San Francisco Ca 94122
Tel. No. 415 - 564-6527

(15) Fu-Mei Yen Lin

Date 1-12-94

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 12/03/93
PROPERTY ADDRESS:
1457 09TH AV
BLOCK: 1844 LOT: 011
SEQ: 01 CASE: DIO

LIN FU-MEI YEN
1457 9TH AV
SAN FRANCISCO CA
94122

OWNER'S NAME:
LIN FU-MEI YEN & YEE-JU &

INSPECTOR: _____
DISTRICT: CT: 302

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164356

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/24/93 in accordance with the DPW HEARING ORDER NO. 162986.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 150 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/21/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/24/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

16

P20-D20-006

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

William Rufus L
c/o Robert F. Oatley

250 Stantonville Dr.
Oakland, CA 94619

PROPERTY ADDRESS 527-531 Haight Street

BLOCK 0860 LOT 038

APPEAL NO. 6534 S-NC DEQ DAO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 13, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(17)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Rufus L Williams
Appellant

Appeal Number 6534

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12-8-1993.

(2) The affected premises are located at 527-31 Haight Street, San Francisco. They contain 3 dwelling units and na rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

appealing order of Abatement # 064489

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

The contractor could not get into basement to finish. was in Europe. He has started work, but needs additional time to finish work (30 days). The work to be done is minimum. The previous inspectors should have told the contractor to replace sheetrock and change handrail

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above (owner).

(6) The official address of the undersigned is:

Rufus L. Williams
250 Stantonville Dr
Oakland, CA Tel. No. (510) 531-6212

Date 1/13/94.

(18) Rufus L Williams
(Signature (Print Name Below)
RUFUS L. WILLIAMS

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco

HOUSING INSPECTION DIVISION

Department of Public Works
Bureau of Building Inspection

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

DATE: 12/08/93
PROPERTY ADDRESS:
527-531 HAIGHT ST
BLOCK: 0860 LOT: 038
SEQ: 01 CASE: DAO

WILLIAMS RUFUS L
% ROBERT F OATLEY
250 STANTONVILLE DR
OAKLAND CA 94619

OWNER'S NAME:
WILLIAMS RUFUS L

INSPECTOR: _____
DISTRICT: CT: 168

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 064489

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/08/93 in accordance with the DPW HEARING ORDER NO. 162766.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/04/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/08/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(19)

P20-D20-004

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Sohn Young Kee & Jung Hae
5549 Geary Bl.
San Francisco, CA 94121

PROPERTY ADDRESS 1900 FILLMORE ST.

BLOCK 0660 LOT 019

APPEAL NO. 6535 S-NC DEQ BW1

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 14, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

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APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Appellant: Sohn Young & Jung Hae

Appeal Number: 6535

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1-13-94.

(2) The affected premises are located at 1900 Fillmore ST SF San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See. Attachments Sheets

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See Attachments Sheets.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:

1900 Fillmore ST SANFRAN CA 94115

Tel. No. (415)-923-9032

Date 1-13-94

(21)

Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

ATTACHMENT SHEETS 3

(A) I was not given adequate notice of the hearing of the complaint and therefore was not present to defend myself. The order No. 164485 was the only notification, I had regarding the complaint

(B) I own a nailcare and beauty shop. My cosmetologist license No. KK 183498 I have complied and inspections and have not been deemed to be in violation of any Building or Air Quality Regulations

Complaint #26735 (see attached)

(2) Observations states that "NO ODOR SMELLED OUTSIDE THE SHOP OR INSIDE THE SHOP"

ATTACHMENT SHEETS 4

The complaint made against me is retailatory in nature for the following reasons:

(A) The store owner next to me, who filed this action, has made inquires to my realestate agent about acquiring my store space

(A) The store owner next to me who filed this action was denied access to my bathroom facilities because this was interferring with my business

She then filed this action to harrass me. There is proper ventillation in my shop. No one has ever complained about ordors from my shop before this times.

p.s realtor agent : Mr Lee (415) 750-0777

COMPLAINT#: 26735

I. INTRODUCTION: THIS IS AN ANONYMOUS COMPLAINT REPORTED ON 12-13-93 ALLEGING ACRYLIC ODOR FROM A NAIL SHOP IN S.F.

II. OBSERVATIONS: R/I ARRIVED AT VOGUE NAILS AT FILMORE STREET IN S.F. ON 12-13-93. AT 1530 HOURS. NO ODOR SMELLED OUTSIDE THE SHOP OR INSIDE THE SHOP.

III. STATEMENTS: A WOMAN CALLED BACK SEVERAL DAYS LATER AND SAID SHE FILED THE COMPLAINT. R/I PHONED HER TO EXPLAIN PUBLIC NUISANCE REGULATION.

IV. OPINIONS: PRIVATE NUISANCE.

12-21-93.

BAAQMD 939 Ellis Street San Francisco, Ca. 94109 771-6000

COMPLAINT REPORT

COMPLAINT #: 26735

CHANGES

ALLEGED SOURCE

NAME: VOGUE NAILS

ADDRESS: 1900 FILMORE ST.

CITY & ZIP: SF. 94115

ROUTING	INIT	DATE
SENIOR	SR	1/12/93
UPDATE	#EC	1/1/94
3		///
4		///
5		///
6		///

DESCRIPTION

[_] TYPE: (1) ODOR [4] SOOT [7] SS NOZZLE
[2] SMOKE [5] FIRE-IN [8] SS OTHER
[3] DUST [6] FIRE-OUT [9] OTHER

[_] ODOR DESCRIPTION: ACRYLIC

[_] OCURRANCE DATE: 12/13/93 TIME: 14:41

PERTINENT DATA

COMPLAINANT

last first

[_] NAME: [X] ANONYMOUS

[_] ADDRESS:

[_] CITY & ZIP:

[_] HOME PHONE: (___)___-____ [_] NOW

[_] ALTERNATE: (___)___-____ EXT: ____ [_] NOW

[_] REFERRAL: [_] EPA [_] ARB PETITION - # OF PEOPLE: ____

RESPONSE

CONTACTED: [1] NO - DO NOT CONTACT [4] BY PHONE [7] MESSAGE
(2) UNABLE TO CONTACT [5] BY LETTER
[3] BY DISTRICT OFFICE [6] IN PERSON

BY: ___ DATE: __/__/__ TIME: __:__

SOURCE: [_] SAME AS ALLEGED [X] UNCONFIRMED

SHOW EXACT CONFIRMED SOURCE IF DIFFERENT FROM ALLEGED

NAME:

ADDRESS:

CITY & ZIP:

CONTACT: LILY DANG, OWNER 923-9032

LOCATION: [1] SINGLE FAMILY DWELLING [3] PLANT
[2] SERVICE STATION (4) OTHER

PLANT# OR SS#: ____ VIOLATION NOTICE# (0=NONE): 0

NOTE: WRITE COMMENTS AND REPORT ON REVERSE SIDE

INSPECTOR: J. TING #275 DATE: 12/21/93

(24)

RETURN TO RM. 260, CITY HALL

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 12/08/93
PROPERTY ADDRESS:
1900 FILLMORE ST
BLOCK: 0660 LOT: 019
SEQ: 01 CASE: BW1

SOHN YOUNG KEE & JUNG HAE
5549 GEARY BL
SAN FRANCISCO CA
94121

OWNER'S NAME:
SOHN YOUNG KEE & JUNG HAE

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164485

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/08/93 in accordance with the DPW HEARING ORDER NO. 162145.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/04/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/08/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Domencio & Maria Amennuno
42 Rudden Avenue
San Francisco, CA 94122

PROPERTY ADDRESS 42 RUDDEN AVENUE

BLOCK 3211 LOT 003H

APPEAL NO. 6536 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 24, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

26

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Domenico Amenniano
Appellant

Appeal Number 6536

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 10/8/93.

(2) The affected premises are located at 42 Rudden AVE, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

Although I am late in filing, I file this appeal today to inform you that I am scheduled for several operations and I am requesting for extension of my case.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

42 Rudden AVE.
San Francisco CA 94112
Tel. No. (415) 585-2859

Domenico Amenniano

Date 1-24-1994

DOMENICO AMENNIANO
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

LOUIS J. GIORGI, M.D.
2166 HAYES STREET, SUITE 303
SAN FRANCISCO, CALIFORNIA 94117
TELEPHONE (415) 751-9105

Name Domenico Amenmano

Address

Date 1-6-94

℞ Please put name of Prescription on label.

Dx (1) cholelithiasis (gall stones)
(2) Polyps of stomach
(3) ? mass - head of pancreas

over

☐ Do not substitute
☐ Generic, if available
☐ May refill times 0 1 2 3

M.D.

Calif. Lic # A18356 D.E.A. No. AG2027438

Procedures required:

(1) upper G.I. endoscopic examination

(2) CT scan of upper abdomen

(3) Possible cholycystectomy (Removal of gall bladder)

ADDRESS: 42 RUDDEN AVENUE

BLOCK: 3211 LOT: 003H
SEQ: 01 CASE: DCO

OWNER'S NAME:
AMMENNUNO DOMENCIO & MARIA C.

AMENNUNO DOMENCIO & MARIA C.
42 RUDDEN AVENUE
SAN FRANCISCO, CA 94122

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 163,386

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON SEPTEMBER 8, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 162,840. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF OCTOBER 5, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: SEPTEMBER 8, 1993

30

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Yee Woon Yee
1345 8th Avenue
San Francisco, CA 94122

PROPERTY ADDRESS 1343 8th Avenue

BLOCK 1763 LOT 009

APPEAL NO. 6537 S-NC DEQ DAO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 27, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Suzanne Yee
1345 - 8th Avenue
San Francisco, CA 94122

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

PCD 215 (Rev. 9/87)

31

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

WOON YEE
[redacted] Yee
Appellant

Appeal Number 6537

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 27, 1994.

(2) The affected premises are located at 1343 8th Avenue, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
Apply for permit to legalize bathroom and room or dismantle.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
Time to further investigate to see if permit is already on file. If not, need to file one. The building owner does not speak or read English therefore I am taking over this case. I was just informed of this problem Jan 21, 1994 and need more time to correct problem
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
1345 8th Avenue ← Suzanne Yee
San Francisco CA 94122
Tel. No. Daytime (415) 622-3604

(32)

Date 1-27-94

Suzanne Yee
Signature (Print Name Below)
Suzanne Yee

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

DATE: 01/07/94
PROPERTY ADDRESS:
1343 08TH AV
BLOCK: 1763 LOT: 009
SEQ: 01 CASE: DAO

YEE WOON YEE
1345 8TH AV
SAN FRANCISCO CA
94122

OWNER'S NAME:
YEE WOON YEE

INSPECTOR: _____
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164689

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/29/93 in accordance with the DPW HEARING ORDER NO. 162974.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/25/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/29/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-007

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Vansteen Napoleon J Rev. Tr

c/o Napoleon J Vansteen

130 Hale Street
San Francisco, CA 94134

PROPERTY ADDRESS 130 HALE STREET

BLOCK 5879 LOT 009

APPEAL NO. 6538 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 28, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Peter Sherwood
505 Sansome St., 15th Fl.
San Francisco, CA 94111

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
460 McAllister St.
an Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

DIRECTOR'S ORDER

Napoleon Van Steen
Appellant

Appeal Number 6538

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 12/22/93.

(2) The affected premises are located at 130 Hale Street, San Francisco. They contain 2 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached Schedule.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached Schedule.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above Attorney for the owner.

(6) The official address of the undersigned is:

505 Sansome Street, 15th Floor
San Francisco, CA 94111

Tel. No. (415) 421-3011

Date January 27, 1994

Peter Sherwood
Signature (Print Name Below)
PETER SHERWOOD

(File Appeal with the Abatement Appeals Board (AAB), 460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

APPEAL TO ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

3. Appellant appeals from the Order of Abatement No. 164644 in its entirety, a copy of which is attached as Exhibit "A." It should be noted that the referenced order states that the Appellant was not represented at the hearing. However, the record of the hearing will reflect that Mr. Van Steen was, indeed, represented by Peter Sherwood, Attorney at Law, and his son, Mr. Fred Van Steen.

4. Appellant asks this Board to rescind Order of Abatement No. 164644 in its entirety, or, in the alternative, to grant Mr. Van Steen a "lifetime moratorium" on the Order of Abatement for his lifetime to allow him to live in the ground floor apartment at 130 Hale Street for the reasons set forth below.

Facts

Napoleon Van Steen, a 79 year-old man in poor health, is the beneficial owner of 130 Hale Street. He bought the premises in 1949, shortly after he came to the United States from his native Belgium where he fought the Nazis as a part of the Resistance during World War II. When he purchased 130 Hale Street, it, like so many of the other dwellings on Hale Street and throughout San Francisco, consisted of the upstairs house as well as a one bedroom apartment on the ground floor.

For over 50 years, since 1949, the ground floor apartment has been occupied and used as a separate apartment, either by tenants or by members of Mr. Van Steen's family. However, it was not until approximately 1990 that Mr. Van Steen came to live in the ground floor apartment. Prior to that time Mr. Van Steen, a fiercely independent man, lived by himself in Sebastopol. However, at that time, he suffered a severe and life-threatening pulmonary embolism which caused him to be hospitalized. A pulmonary embolism is a blood clot that breaks off and travels through the blood stream, often travelling to the brain and causing stroke and/or death.

Because of the threat of another episode, since he continued to be susceptible to these clots, it was decided that he should live at 130 Hale Street to be near his son who is a Licensed Vocational Nurse who works nights at San Francisco General Hospital. Fred could look after his father, checking on him several times a day, help him with his multiple medications on a daily basis and be there in case of a medical emergency. However, it was not possible for Mr. Van Steen to live upstairs at 130 Hale Street with his son's family because of the steep front and back stairs. Due to his weakness and medications he takes, Mr. Van Steen would not be able to go up the stairs.

Therefore, Mr. Van Steen notified the tenants living in the ground floor apartment that they would have to leave since he would be moving in. They refused to vacate and so Mr. Van Steen finally had to file an unlawful detainer suit in order to evict them. They were ultimately evicted and Mr. Van Steen moved into the ground floor apartment. However, the tenants notified the City Building Department that the ground floor apartment was "illegal" and thus the present proceedings began.

Rescission of Order of Abatement

As set forth above, 130 Hale Street's ground floor apartment is built according to the building codes. It has a ceiling height of greater than 7'6", has ingress and egress and necessary windows. In fact, it was inspected by City electrical and plumbing inspectors as part of an extensive remodeling done in 1960 by Mr. Van Steen, which was done with required permits, and which encompassed work not only on the upper dwelling unit but also work on the ground floor apartment. Appellant will be introducing evidence of these inspections and the work done at that time at the hearing of this Appeal.

Thus, the apartment is anything but "illegal" and as such, the Order of Abatement must be rescinded.

Lifetime Moratorium

However, if this Board is not disposed to rescind the Order of Abatement, Appellant requests that this Board issue a "lifetime moratorium" on the Order of Abatement for the duration of Mr. Van Steen's life, so long as he resides in the ground floor apartment at

130 Hale Street. The reasons for such request are the age of Appellant, the multiple and life-threatening illnesses from which Mr. Van Steen suffers, including congestive heart failure and the need for his son to be near him to look after him.

Therefore, Appellant asks this Board to rescind the Order of Abatement or, in the alternative, grant a "lifetime moratorium" on the Order of Abatement during Mr. Van Steen's lifetime while he is living in the ground floor apartment at 130 Hale Street.

Dated: January 27, 1994

Respectfully submitted,

Peter Sherwood
Attorney for Napoleon Van Steen

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

DATE: 12/22/93
PROPERTY ADDRESS:
130 HALE ST
BLOCK: 5879 LOT: 009
SEQ: 01 CASE: DCO

VANSTEEN NAPOLEON J REV TR
% NAPOLEON J VANSTEEN
130 HALE ST
SAN FRANCISCO CA 94134

OWNER'S NAME:
VANSTEEN NAPOLEON J REVOC TR

INSPECTOR:
DISTRICT: CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164644

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/22/93 in accordance with the DPW HEARING ORDER NO. 163859.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/18/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/22/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(39)

EXHIBIT "A"

P20-D20-006

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Manuel Alvarez
31047 Vallejo St.
Union City, CA 94587

PROPERTY ADDRESS 1539 Guerrero Street

BLOCK 6595 LOT 009

APPEAL NO. 6539 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 4, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Theresa M. Venegas
24982 Copa del Oro Dr., #104
Hayward, CA

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

PCD 215 (Rev. 9/87)

40

APPEAL FILING
File appeal with
ent Appeals Board (AAB)
Market St, Suite 250
Francisco, CA 94102
el. No. 554-3742
LING FEE: $ ~~54.00~~ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL OF ASSESSMENT OF ABATEMENT COSTS

Therese M Venegas
Appellant

Appeal Number 6539

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1539 Guerrero St., San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Owner is out of country, and we need time to pull permits

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Theresa M Venegas.

(5) The official address of the undersigned is:

24982 Copa del Oro Dr. #104
Hayward CA

Tel. No. (510) 783-6320

Dated: 2/4/94

Therese M Venegas
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

HOUSING INSPECTION DIVISION

DATE: 01/07/94
PROPERTY ADDRESS:
1539 GUERRERO ST
BLOCK: 6595 LOT: 009
SEQ: 01 CASE: DCO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

ALVAREZ MANUEL
31047 VALLEJO ST
UNION CITY CA
94587

OWNER'S NAME:
ALVAREZ MANUEL

INSPECTOR: 6539
DISTRICT: CT: 210

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164688

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 12/29/93 in accordance with the DPW HEARING ORDER NO. 162597.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 01/25/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 12/29/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-006

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Elnora Buckner
135 Baker Street
San Francisco, CA 94117

PROPERTY ADDRESS 1309 Hayes Street

BLOCK 1204 LOT 037

APPEAL NO. 6540 S-NC DEQ DDO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 7, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Elnora Holland
135 Baker St., #4
San Francisco, CA 94117

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

(415)558-6454 1660 Mission Street, 6th Floor, San Francisco, CA 94103

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
0 Market St, Suite 250
Francisco, CA 94102
Tel. No. 554-8742
LING FEE: ~~$ 54.60~~ = 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL OF ASSESSMENT OF ABATEMENT COSTS

ELNORA [redacted] BUCKNER
Appellant

Appeal Number 6540

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1309 HAYES ST., San Francisco. They contain 3 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

WE HAVE ALREADY GOTTEN NECESSARY PERMIT TO DO REQUIRED WORK BEFORE DUE DATE. BUT AN ABATEMENT ORDER HAD ALREADY TAKEN PLACE.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

135 BAKER ST #4
SAN FRANCISCO CA. 94117
Tel. No. 861-5195

Dated: 2/7/94

Elnora Holland
Signature (Print Name Below)
ELNORA HOLLAND

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

ity and County of San Francisco

HOUSING INSPECTION DIVISION

DATE: 01/12/94
PROPERTY ADDRESS:
1309 HAYES ST
BLOCK: 1204 LOT: 037
SEQ: 01 CASE: DDO

Department of Public Works
Bureau of Building Inspection
APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 62

BUCKNER ELNORA
135 BAKER ST
SAN FRANCISCO CA
94117

OWNER'S NAME:
BUCKNER ELNORA

INSPECTOR: _____
DISTRICT: CT: 164

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 164848

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/12/94 in accordance with the DPW HEARING ORDER NO. 163024.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code and reimburse the Bureau of Building Inspection for Abatement costs pursuant to the attached and future notices. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at 460 McAllister Street (558-6454), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/08/94.

Owner
File (2)
BID (5) (1 Signed)

Approved: 01/12/94

Very Truly Yours,

John E. Cribbs
Director of Public Works

P20-D20-003

(415)558-6220 450 MCALLISTER ROOM 302 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Picache Family Trust

c/o Clotilde M. Picache Trustee

715 Clementina Street
San Francisco, CA 94103

PROPERTY ADDRESS 715-715B Clementina St.

BLOCK 3729 LOT 041

APPEAL NO. 6541 S-NC DEQ DIO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 7, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant

PCD 215 (Rev. 9/87)

File appeal with
Abatement Appeals Board (AAB
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Clotilde M Picacha
Appellant

Appeal Number 6541

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 715-715B CLEMENTINA ST., San Francisco. They contain 3 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

SOME OF VIOL HAD BEEN COMPLIED WITH &

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

REQUEST FOR MORE TIME TO COMPLY DUE FINANCIAL DIFFICULTIES.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

715 Clementina St
San Francisco
California 94103 Tel. No. 431-0389

Dated: Feb 10, 1994

Clotilde M Picacha
Signature (Print Name Below)
Clotilde M Picacha

ity and County of San Francisco **Department of Public Works**

Office of the Director
APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

ADDRESS: 715-715B CLEMENTINA

BLOCK: 3729 LOT: 041
SEQ: 01 CASE: DIO

OWNER'S NAME:
PICACHE FAMILY TRUST

PICACHE FAMILY TRUST
c/o CLOTILDE M. PICACHE TRUSTEE
715 CLEMENTINA STREET
SAN FRANCISCO, CA 94103

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,874

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 12, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 164,247. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 8, 1994.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

(46)

APPROVED: JANUARY 12, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Post Montgomery Associates
1413 - 15th Street
San Francisco, CA 94103

PROPERTY ADDRESS 50 POST STREET

BLOCK 0292 LOT 4,5,6,7

APPEAL NO. 6542 S-NC DEQ Bw

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 7, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Michael drasnin
Huntsman Associates
465 California St., #1000
San Francisco, CA 94104

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

APPEAL FILING
File appeal with
Abatement Appeals Board (
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.2

DIRECTOR'S ORDER

Cushman & Wakefield (owner's agent)
50 Post Street
Appellant

Appeal Number 6542

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 12, 1994.

(2) The affected premises are located at 50 Post Street, San Francisco. They contain Ø dwelling units and Ø rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

see attached

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

see attached

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner, agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:

Huntsman Associates
465 California St. #1000
San Francisco, CA 94104 Tel. No. (415) 394-1212

Date 2/7/94

Michael Drasnin
MICHAEL DRASNIN
for Huntsman Associates (agent for Cushman & Wakefield)
Signature (Print Name Below)

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Appellant: 50 Post Street

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts related thereto.)

A Director's Hearing was held on January 12 regarding a Notice of Violation related to Accessibility at Crocker Galleria, 50 Post Street; the notice cited 19 items. 17 of these 19 items have now been completely rectified. For one other item, designated accessible parking spaces, rectification was attempted but was insufficient to meet code--this item is in the process of being readdressed and corrected. This appeal relates to the last remaining item, replacement of 35 pairs of retail suite entry doors at the Crocker Galleria retail center.

The building is currently in the process of replacing these doors.
A permit for the corrective work was submitted on December 22, 1993.
In the interim, the Director's hearing was held on January 12, 1994.
The permit for was approved by the City on February 3, 1994, and the permit was picked up by the owner's agent the same day.

The Director's order, as we understand it from the hearing on January 12, is that all work must be completed within 90 days of issuance of the permit.

(4) (State the relief you need and the reasons why you claim the appealed action should be modified or reversed by this board.)

The building owner has agreed to perform the required work and has made every effort to proceed as quickly as possible. The owner requests that the time period for full completion of the work be extended to 12 months from the date of the permit issuance, for the following reasons:

1. To allow time for the doors, which must be ordered custom, to be manufactured and delivered.

2. To allow a single "test" set of doors to be ordered and installed prior to ordering 35 custom pairs, to assure that the doors as installed will be acceptable to the City and to representatives of the disabled community. Estimated cost of replacing these doors is over $140,000. The owner would like to be absolutely certain that the doors will not have to be replaced yet again if there is an unanticipated barrier caused by the new door configuration.

3. To allow installation of the doors to be staggered, so as to minimize the disruption of commerce within the Galleria.

County of San Francisco **Department of Public Works**

Office of the Director

ADDRESS: 50 POST STREET

BLOCK: 0292 LOTS: 4,5,6,&7
SEQ: 01 CASE:

OWNER'S NAME:
POST MONTGOMERY ASSOCIATES

POST MONTGOMERY ASSOCIATES
1413 - 15th STREET
SAN FRANCISCO, CA 94103

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,876

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 12, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 164,525. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 15 DAYS TO REVIEW PLANS.
2. 5 DAYS TO PICK UP PERMIT AFTER NOTIFICATION.
3. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

HE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID UILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

PPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER AY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS BTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. 558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS F FEBRUARY 8, 1994

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

ILE (2)
WNER
BI (3) (1 signed)

52

PPROVED: JANUARY 12, 1994

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: May 12, 1994

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

Appellant's Name & Mailing Address:

Cleopatra Creamer Rev. Tr.
c/o Cleopatra Creamer

106 Granview Avenue
San Francisco, CA 94114

PROPERTY ADDRESS 429 14th Street

BLOCK 3546 LOT 029

APPEAL NO. 6543 S-NC DEQ DCO

INSPECTOR Robert Noelke

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 16, 1994, will be heard by the Board at 1:30 p.m. on May 25, 1994 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, 1660 Mission Street, San Francisco, CA 94103. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Patrick Quinlan
2046 Quesada Av.
San Francisco, CA 94124

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56.24

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

CLEOPATRA CREAMER BY QUINLAN Appeal Number 6543
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____.

(2) The affected premises are located at 429 14TH STREET, San Francisco. They contain FOUR dwelling units and ONE ~~rooming units~~. COMMERCIAL UNIT.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
ORDER OF ABATEMENT SECTION 203-203R OF BLDG. CODE ORDER NO. 164,873.
1. POINT 2. OF ORDER ALLOWS 120 DAYS TO COMPLETE WORK. OWNER WILL NOT HAVE MONEY TO DO WORK FOR 365 DAYS. THEN WORK WILL TAKE 200 ADDITIONAL DAYS. REQUEST 565 DAYS.
2. CASE SHOULD NOT BE IN ABATEMENT SINCE IN PLANNING DELAYS SINCE 5-6-93.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
1. OWNER NEEDS 565 DAYS TO COMPLETE WORK.
2. IF ALREADY IN APPLICATION PROCESS IN MAY 1993 WAS IT PROPER TO START ABATEMENT. OR SHOULD ABATEMENT HAVE BEEN DISMISSED.
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
2046 QUESADA AVE.
SAN FRANCISCO CA. 94124
Tel. No. 415-824-0123

Date 2-16-94

Patrick Quinlan
Signature (Print Name Below)
PATRICK QUINLAN

(File Appeal with the Abatement Appeals Board (AAB),
460 McAllister Street, San Francisco, CA 94102. Tel. (415) 558-6454.

ity and County of San Francisco **Department of Public Works**

Office of the Director

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
460 McAllister St.
San Francisco, CA 94102
Tel. No. 558-6454
FILING FEE: $ 56 24

ADDRESS: 429 - 14th STREET

BLOCK: 3546 LOT: 029
SEQ: 01 CASE: DCO

OWNER'S NAME:
CLEOPATRA CREAMER REVOCABLE TR.

CLEOPATRA CREAMER REV. TRUST
c/o CLEOPATRA CREAMER
106 GRANVIEW AVENUE
SAN FRANCISCO, CA 94114

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 164,873

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 12, 1994 IN ACCORDANCE WITH DPW HEARING ORDER NO. 164,246. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 120 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

THE BUREAU OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT 460 MCALLISTER ST., S. F. 94102. (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 8, 1994.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BI (3) (1 signed)

APPROVED: JANUARY 12, 1994

(53) - F

// DEPT OF PUBLIC WORK

5.10
2
25/94

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING
May 25, 1994
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst

DEPARTMENT REPRESENTATIVES

Neil G. Rains, A.I.A. - Acting Secretary of AAB
Robert Noelke - Housing Inspector

ABATEMENT APPEALS CONTINUED HEARINGS:

DOCUMENTS DEPT.
JUN 24 1994
SAN FRANCISCO
PUBLIC LIBRARY

#6501 132 Bertita Street
Lawrence L. Laughlin
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within six (6) months. If all required work is not done by November 25, 1994, case will be referred to the City Attorney's Office for code enforcement. Attic space is considered pre-existing condition and rear addition must be legalized.

#6527 2435 Union Street
Delucchi Mario and Kathleen Tr.
c/o Jan Emerson
(Present)

FINDING: Case is abated.

ABATEMENT APPEALS:

#6532 3247-49 Sacramento Street
Sirivansanti Veera & Suvannee
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6533 1457 9th Avenue
Lim Fu-Mei Yen
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within one hundred eighty (180) days. If all required work is not done by November 25, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6534 527-531 Haight Street
Rufus L. Williams
(Present)

FINDING: Case is abated.

#6535 <u>1900 Fillmore Street</u>
Sohn Young Kee and Jung Hae
c/o John R. Lee & Lily Dang
(Present)

DECISION: Appeal is granted.

#6536 <u>42 Rudden Avenue</u>
Domencio & Maria Amennuno
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days. If all required work is not done by August 24, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6537 <u>1343 8th Avenue</u>
Yee Woon Yee
c/o Suzanne Yee
(Absent)

DECISION: Appellant being absent and not represented, case is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6538 <u>130 Hale Street</u>
Napoleon J. Vansteen
c/o Peter Sherwood
(Absent)

DECISION: The case is continued for sixty (60) days at the Appellant's request. The next hearing will be on July 27, 1994 at 1:30 P.M., City Hall, Room 282.

#6539 <u>1539 Guerrero Street</u>
Manuel Alvarez
c/o Theresa M. Venegas
(Present)

DECISION: The appeal is granted with the stipulation that all required work is to be completed with the final approval from the inspector within ninety (90) days. If all required work is not done by August 24, 1994, case will be referred to the City Attorney's Office for code enforcement.

#6540 <u>1309 Hayes Street</u>
Elnora Buckner
c/o Elnora Holland
(Present)

FINDING: Case is abated.

#6541 715-715B Clementina Street
Clotilde M. Picache
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6542 50 Post Street
Post Montgomery Associates
Michael Drasnin
(Absent)

DECISION: Appeal is being withdrawn by the Appellant.

#6543 429 14th Street
Cleopatra Creamer Rev. Tr.
c/o Patrick Quinlan
(Present)

DECISION: The appeal is granted and report is amended. Appellant must contact K. K. Chiu to determine the seismic requirements. These must be a one-hour separation between the residential and commercial portion of the building and handicap requirement must be met.

Neil G. Rains, AIA
Acting Secretary

RN:ts

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, C.I. Program, BBI
Public Library, c/o Government Documents Department
CED Record Clerk
Board of Permit Appeals, City Hall, Rm. 154-A
San Francisco Fire Department
San Francisco Public Health Dep't., Rm. 217
File

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